REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, March 11, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – March 11, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held March 11, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 26, 2024

That Council adopt the Minutes of the Regular Council meeting held February 26, 2024.

2. Public Hearing Meeting – February 26, 2024

That Council adopt the Minutes of the Public Hearing meeting held February 26, 2024.

C. DELEGATIONS

1. Diana Stephenson
BC Hydro
File 0550-07

Request by Diana Stephenson, BC Hydro, to appear before Council to provide an update on BC Hydro's Electrification Plan and Capital Plan for the Township of Langley.

C. DELEGATIONS

2. Maureen Daschuk
BC Hydro
File 0550-07

Request by Maureen Daschuk, BC Hydro, to appear before Council to provide an update on BC Hydro's Electrification Plan and Capital Plan for the Township of Langley.

3. Lionel Anker
File 0550-07

Request by Lionel Anker, to appear before Council to discuss tennis and pickleball in the Township of Langley.

4. Andrew Gauntley
File 0550-07

Request by Andrew Gauntley, to appear before Council to discuss tennis and pickleball in the Township of Langley.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Bylaw Enforcement Public Relations and Outreach Campaign
Report 24-51
File BLSI 4000-01

That Council endorse the public relations campaign and awareness strategy as outlined in this report.

2. Willoughby Development Phasing Policy
Report 24-50
File BLSI LRP00012

That Council adopt the Willoughby Development Phasing Policy 07-237 in the form presented as Attachment A to this report.

3. Telecommunication Tower Application No. 000009
(Thunderbird Legacy Holdings Ltd. / Cashato /
24550 – 72 Avenue)
Report 24-45
File CD 11-15-0013

That Council consider Thunderbird Legacy Holdings Ltd. application to Innovation, Science and Economic Development Canada regarding a

E. REPORTS TO COUNCIL

proposed 27.0 m (88.5 ft) high telecommunication tower and accessory compound at 24550 – 72 Avenue and adopt one of the following resolutions:

a. That Council advise Innovation, Science and Economic Development Canada that it does not object to Thunderbird Legacy Holdings Ltd. application to construct a 27.0 m (88.5 ft) high telecommunication tower and accessory compound at 24550 - 72 Avenue.

or

b. That Council advise Innovation, Science and Economic Development Canada that it objects to Thunderbird Legacy Holdings Ltd. application to construct a 27.0 m (88.5 ft) high telecommunication tower and accessory compound at 24550 - 72 Avenue.

4. 2024 Enhanced Special Events
Report 24-53
File RAC 8100-01

That Council consider the two proposed options for Canada Day 2024 and adopt one of the following resolutions:

a) That Council direct staff to proceed with Option 1: Fireworks Show for Canada Day 2024.

or

b) That Council direct staff to proceed with Option 2: Drone Light Show for Canada Day 2024.

That Council authorize the use of up to $30,000 in operating funds from the Enhanced Community Events budget for the proposed fireworks or drone light show at the Township's Canada Day 2024 event.

That Council authorize the use of up to $94,000 in operating funds from the Enhanced Community Events budget for the proposed electrical improvements and purchasing of additional light displays at Derek Doubleday Arboretum for the Holiday Lights Walk.

That Council authorize the use of $26,000 in operating funds from the Enhanced Community Events budget be used for enhancements to Volunteer Appreciation, Pioneer Luncheon, Senior's Afternoon Tea, RCMP vs Firefighters Water Battle, and Summer Nights events.

That Council pre-approve $25,000 from the Community Grant Program for 2024 for the purpose of providing funding to the Christmas in Williams Park Society for its 2024 event.

E. REPORTS TO COUNCIL

5. Capital Request - Smith Athletic Park Off-Site Works
Report 24-52
File ENG 5330-23-160

That Council authorize $750,000 for the engineering design of infrastructure components related to the Smith Athletic Park and Smith Neighborhood Plan. Funding required is $377,685 from Roads DCC, $306,900 from Stormwater DCC, and $65,415 from the Capital Projects Reserve.

6. Multi-Year Purchase Agreement – Fire Apparatuses
Report 24-44
File PS 7130-01

That Council approves a multi-year purchase agreement of fire apparatuses, including one (1) Heavy Rescue, four (4) Pumper/Engines, one (1) Aerial Tower, and one (1) Aerial Quint from Commercial Emergency Equipment Co. via a co-operative purchasing procurement process for the sum of $10,844,855.00 CAD plus taxes to be funded by $3,529,739 from the Fire equipment Replacement Reserve and the remainder funded from internal sources.

That Council approves funding from internal sources as follows to be repaid from the fire equipment replacement reserve:

- $2,500,000 from the Public Works Equipment Reserve to be repaid over the next 2 years.
- $2,000,000 from RCMP Reserve with principal to be repaid within 5 years.
- $2,000,000 from Community Amenity Contribution Reserve with principal to be repaid within 5 years.
- $3,000,000 from Neighbourhood Parkland Reserve with principal to be repaid within 6 years.

That Council approves the sale of one (1) 2018 Spartan Water Tanker (Unit #1682) to Commercial Emergency Equipment Co. for the sum of $300,000.00 CAD.

That Council approves the purchase of two (2) Mini-Pumpers from Commercial Emergency Equipment Co. via a co-operative purchasing procurement process for the sum of $1,107,772.00 CAD plus taxes from the savings realized from the multi-year purchase agreement and the sale of one (1) 2018 Spartan Water Tanker (Unit #1682).

That Council pre-approves the expenditure of $3,210,000 plus taxes from the Fire Equipment Replacement Reserve for the years 2024 to 2028 as follows:

E. REPORTS TO COUNCIL

- 2024 - $1,260,000.00 for modifications and/or equipment for one (1) Heavy Rescue, one (1) Pumper/Engine and two (2) Mini Pumpers.
- 2025 - $900,000.00 for modifications and equipment for two (2) Pumper/Engines.
- 2026 - $450,000.00 for modifications and equipment for one (1) Pumper/Engine.
- 2027 - $300,000.00 for equipment for one (1) Aerial Tower.
- 2028 - $300,000.00 for equipment for one (1) Aerial Quint.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Housing Agreement (Quadra Holdings Ltd. / 8233 – 208B Street)
Bylaw No. 5997
Report 24-49
File CD 08-25-0110

That Council give first, second and third reading to Township of Langley Housing Agreement (Quadra Holdings Ltd.) Bylaw No. 5997.

Explanation – Bylaw No. 5997

Bylaw No. 5997 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments West Ltd. to secure rental housing and affordable rental units and repeals Housing Agreement Bylaw No. 5727.

2. Langley Fees and Charges Bylaw Amendments
Bylaw No. 5992
Bylaw No. 5993
Report 24-41
File FIN 1810-20

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992.

That Council give first, second and third reading to Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993.

Explanation – Bylaw No. 5992

Bylaw No. 5992 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILM
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE

Explanation – Bylaw No. 5993

Bylaw No. 5993 amends the Township of Langley Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, to remove application and permit fees now consolidated within the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

3. Credit Card Service Fee Bylaw Amendments
Bylaw No. 5995
Report 24-42
File FIN 1615-20

That Council give first, second and third reading to Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 5995.

Explanation – Bylaw No. 5995

Bylaw No. 5995 amends the Credit Card Payment Service Fee Bylaw No. 5853 to include fees related to Cemeteries, Transportation, and the Airport within Fees and Charges Bylaw 2007 No. 4616 and for cart administration and damaged cart fees through Solid Waste Management Bylaw 2016 No. 5200.

4. 2024 Local Area Service Tax Bylaw
Bylaw No. 5996
Report 24-43
File FIN 1970-09

That Council give first, second and third reading to “Local Area Service 19900 Block of 36A Avenue Sanitary Sewer Tax Bylaw No. 5996”.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5996

Bylaw No. 5996 provides for the imposition of local area service tax for those properties on the 19900 Block of 36A Avenue for sanitary sewer. The local area service project for the sanitary sewer was undertaken and completed pursuant to "Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825".

5. Smith Athletic Park Detention Works
Loan Authorization Bylaw and
Alternative Approval Process
Bylaw No. 5999
Report 24-47
File FIN 1760-20

That Council give first, second and third reading to Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 for the purpose of borrowing funds in the amount of $9,292,929 for the Smith Athletic Park Detention Works Capital project within the 2024 Capital Program repayable from development cost charges.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, June 13, 2024 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

Explanation – Bylaw No. 5999

Bylaw No. 5999 authorizes the Township of Langley to borrow $9,292,929 towards the estimated cost of the Smith Athletic Park Detention Works capital project.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

6. Smith Athletic Park Site Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5998
Report 24-46
File FIN 1760-20

That Council give first, second and third reading to Smith Athletic Park Site Loan Authorization Bylaw No. 5998 for the purpose of borrowing funds in the amount of $19,696,970 for the Smith Athletic Park Site Preparation Capital project within the 2024 Capital Program repayable from development cost charges.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Athletic Park Site Loan Authorization Bylaw No. 5998 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, June 13, 2024 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

Explanation – Bylaw No. 5998

Bylaw No. 5998 authorizes the Township of Langley to borrow $19,696,970 towards the estimated cost of the Smith Athletic Park Site Preparation capital project.

7. Smith Athletic Park Development Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6000
Report 24-48
File FIN 1760-20

That Council give first, second and third reading to Smith Athletic Park Development Loan Authorization Bylaw No. 6000 for the purpose of borrowing funds in the amount of $30,596,970 for the Smith Athletic Park Development Capital project within the 2024 Capital Program repayable from general revenue.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Athletic Park Development Loan Authorization Bylaw No. 6000 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, June 13, 2024 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

Explanation – Bylaw No. 6000

Bylaw No. 6000 authorizes the Township of Langley to borrow $30,596,970 towards the estimated cost of the Smith Athletic Park Development capital project.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Highway Development Works Agreement Bylaw
(Beedie (29th Street) Holdings Ltd.)
Bylaw No. 5982
Report 24-37
File CD 10-24-0106

That Council give final reading to "Highway Development Works Agreement (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5982".

Explanation – Bylaw No. 5982

Bylaw No. 5982 authorizes the execution of a Development Works Agreement between the Township of Langley and Beedie (29th Street) Holdings Ltd. for the provision of Highway Works in the Aldergrove

I. BYLAWS FOR FINAL ADOPTION

Community Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

2. Rezoning Application No. 100692 and
Development Permit Applications No. 101304 and 101386
(Beedie (29th Street) Holdings Ltd. / 2883 and
2931 – 264 Street and 26292 – 29 Avenue)
Bylaw No. 5830
Report 23-12
File CD 10-24-0106

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5830".

Explanation – Bylaw No. 5830

Bylaw No. 5830 rezones land located at 26292 – 29 Avenue from Suburban Residential Zone SR-2 to General Industrial Zone M-2 to permit an industrial development.

Development Permit No. 101304

That Council authorize issuance of Development Permit No. 101304 (Beedie (29th Street) Holdings Ltd. / 2883 and 2931 – 264 Street and 26292 – 29 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule "A", the Aldergrove Development Permit Guidelines, and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
g. All chain link fences being black vinyl with black posts and rails; and
h. All outdoor storage areas being covered by a dust free surface.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

I. BYLAWS FOR FINAL ADOPTION

a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. On-site landscaping being secured by a letter of credit at the Building Permit stage;
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Development Permit No. 101386

That Council authorize issuance of Development Permit No. 101386 (Beedie (29th Street) Holdings Ltd. / 2883 and 2931 – 264 Street and 26292 – 29 Avenue) in accordance with Attachment B subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 30, 2023 attached to the Bylaw have been satisfactorily addressed. Third reading for the Bylaw was given on January 30, 2023.

I. BYLAWS FOR FINAL ADOPTION

3. Rezoning Application No. 100540 and
Development Permit Application No. 101019
(1160770 BC Ltd. / Matthew Cheng Architect Inc. / 6989 – 204 Street)
Bylaw No. 5604
Report 20-79
File CD 08-14-0213

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1160770 BC Ltd.) Bylaw 2020 No. 5604".

Explanation – Bylaw No. 5604

Bylaw 2020 No. 5604 rezones land at 6989 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-149 to permit a comprehensive development consisting of 18 townhouse units, including 10 townhouse live-work units.

Development Permit No. 101019

That Council authorize issuance of Development Permit No. 101019 (1160770 BC Ltd. / Matthew Cheng Architect Inc. / 6989 – 204 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedules "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

I. BYLAWS FOR FINAL ADOPTION

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 15, 2020 attached to the Bylaw have been satisfactorily addressed. The Written Submission Opportunity for the Bylaw was provided before third reading. Third reading was given on June 29, 2020.

J. ITEMS FROM PRIOR MEETINGS

The following motion was deferred at the February 26, 2024 Public Hearing meeting:

1. **Rural Plan Amendment – Salmon River Uplands**
   Bylaw No. 5983
   Report 24-12
   File BLSI 6480-28-001

   DEFERRAL
   Moved by Mayor Woodward,
   Seconded by Councillor Ferguson,
   That Council defer third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983" to the March 11, 2024 Regular Council Meeting.
   CARRIED

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **2023 Soil Stop Work Order Stats**
   Memorandum – Engineering Division
   File 5280-14

2. **Detention Ponds Update**
   Memorandum – Engineering and Community Development Divisions
   File 3900-01-05

N. FOR INFORMATION

3. **Accessibility Committee Recruitment**
   Opening March 15, 2024
   Memorandum – Bylaw, Legal and Strategic Implementation Division
   File LSP 00018

4. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – February 14, 2024
   File 0540-20

5. **Parcel Tax Roll Review Panel**
   Minutes – February 21, 2024
   File 0540-20

6. **Seniors Advisory Committee**
   Minutes – February 21, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. **Recreation, Culture, and Parks Advisory Committee**
   Recommended Motion
   File 0540-20

   That Council approve the Recreation, Culture, and Parks Advisory Committee draft 2024 Work Plan, presented as Attachment A.

2. **Recreation, Culture, and Parks Advisory Committee**
   Recommended Motion
   File 0540-20

   That Council ask staff to provide an update to the Recreation, Culture, and Parks Advisory Committee on salishan Place by the River.

3. **Seniors Advisory Committee**
   Recommended Motion
   File 0540-20

   That Council approve the draft 2024 Work Plan, presented as Attachment A.

P. OTHER BUSINESS

At the February 26, 2024 Regular Meeting of Council, Councillor Pratt provided the following Notice of Motion:

P. OTHER BUSINESS

1. 202B Improvements Concerning Pedestrian and Cyclist Safety

Whereas:

1. On November 6, 2023, Council directed staff to report to Council with a road widening project plan to complete numerous corridors in Willoughby including 203 Street / 202A Street / 202B Street from 62 Avenue to 80 Avenue;

2. 202A and 202B Street serve as a high priority route for pedestrians and cyclist getting to and from school, parks, childcare, and public transit, as well as a major throughfare for vehicle traffic to various destinations; and

3. Recent events have highlighted the dangers of having major arterials such as 202B Street not built to their ultimate 'safe streets' design standard despite the presence of schools or parks in the area;

Therefore be it resolved that Council hereby directs staff to add the following considerations to the report to Council on a road widening project plan as directed on November 6, 2023:

1. A potential timeline for speed mitigation strategies and improvements concerning pedestrian and cyclist safety to be made to 202B Street between 72 Avenue and 68 Avenue which may include:

    a. Additional speed reader boards,
    b. Rectangular rapid flashing beacons (RRFBs),
    c. Protected bicycle lanes, and
    d. A raised and landscaped centre median.

2. Potential costs associated with these speed mitigation strategies and improvements, and

3. The feasibility of replacing the signalized intersection of 202B Street and 70A Avenue with a roundabout.

Mayor Woodward presented the following Notice of Motion within the deadlines according to Council's policy:

2. Recreation Renewal and Replacement Reserve

That Council hereby directs staff to report to Council before the commencement of the 2025 budget process with an outline of the financial requirement(s) for the ongoing renewal and replacement of existing and additional outdoor artificial playing surfaces and outdoor recreational facilities and equipment, including, but not necessarily limited to, an inventory of the applicable facilities, anticipated necessary timelines and replacement cost(s); and

P. OTHER BUSINESS

That Council endorses the establishment of a Recreation and Renewal Replacement Reserve within the 2025 Five Year Financial Plan with an initial annual transfer of $500,000 to be included within the 2025 budget for Council's consideration.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (g) Legal
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item I.1 - Section 90(1) (a) Personnel

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, February 26, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

M. Bakken, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

W. Bauer and G. Della Mattia

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – February 26, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 26, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 12, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Regular Council meeting held February 12, 2024.
CARRIED

Councillor Richter opposed

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – February 12, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Public Hearing meeting held February 12, 2024.
CARRIED

C. DELEGATIONS

1. Amit Kumar
Canadian Trucking Association of BC
File 0550-07

Amit Kumar, Canadian Trucking Association of BC, appeared before Council to discuss the lack of commercial truck parking in the Lower Mainland and Fraser Valley. He requested Council initiate a collaborative planning process to include stakeholders and the local community and communicate with provincial and federal authorities. He requested designated parking areas for truck drivers along the truck routes and indicated that 4000-5000 additional parking spots are needed.

2. Parminder Sanghera
Reliance Logistics Inc.
File 0550-07

Parminder Sanghera, Reliance Logistics Inc., appeared before Council to discuss the lack of commercial truck parking in the Lower Mainland and Fraser Valley. He commented that trucking operations support farming and agriculture. He further commented that strict parking regulations are a critical issue within the trucking industry and require the Township's support in finding solutions.

3. Fred Wein
Clearview Horticultural Products Inc.
File 0550-07

Fred Wein, Clearview Horticultural Products Inc., appeared before Council to request support for Clearview's Agricultural Land Reserve (ALR) subdivision application at 5065 – 238 Street. He requested support of the application due to a portion of the property that is non-farmable.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100436 (Clearview Horticultural Products Inc. / 5065 – 238 Street)
Report 24-36
File CD 11-04-0092

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 5065 – 238 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

2. Agricultural Land Commission Application No. 100402 (Williams / 2104 – 240 Street)
Report 24-34
File CD 10-15-0020

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council advise the Agricultural Land Commission that the subdivision application submitted by the owners of the property located at 2104 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

Councillor Richter opposed

3. DCC Frontending Agreement (Beedie (29th Street) Holdings Ltd.)
Report 24-38
File CD 10-24-0106

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council authorize staff to execute the Highway Development Cost Charges (DCC) Frontending Agreement with Beedie (29th Street) Holdings Ltd. in the substantial form presented as Attachment A for the provision of off-site highway infrastructure for the industrial area as shown in Schedule "A" Land Use Concept of the Aldergrove Community Plan.
CARRIED

Councillor Richter opposed

E. REPORTS TO COUNCIL

4. Capital Request – 56 Avenue Widening Project
Report 24-35
File ENG 5330-23-141

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize $198,000 from Highway DCCs and $2,000 from the Capital Projects Reserve for a total additional $200,000 in funding to complete the road widening project on 56 Avenue from 21100 Block to 213A Street.
CARRIED

5. Capital Request – IT Equipment Replacements
Report 24-39
File IT 1070-01

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize the use of up to $800,000 from the Capital Projects Reserve for the replacement of network and data centre equipment, computers, monitors, printers, docking stations and other technology used by staff to deliver services to the public.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council endorse the establishment of an Information Technology and Equipment Reserve with annual transfers of $250,000 in 2025 and $300,000 in 2026 to be included within the 2025 Five Year Financial Plan for Council's consideration;

That Council endorse $350,000 in 2025 and $600,000 in 2026 to be included within the 2025 Five Year Financial Plan, funded from the Information Technology and Equipment Reserve and Capital Projects Reserve, as may be necessary; and

That Council authorize the use of $40,000 from Capital Projects Reserve within 2024 for Salmon River AV and Technology Upgrades.
CARRIED

Councillor Richter opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Housing Actions: Family-Friendly Units
Bylaw No. 5994
Report 24-40
File BLSI LSP00009

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994; and

That Council authorize staff to schedule a Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Development Works Agreement Bylaw
(Beedie (29th Street) Holdings Ltd.)
Bylaw No. 5982
Report 24-37
File CD 10-24-0106

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give first, second and third reading to Highway Development Works Agreement (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5982 for the provision of off-site highway infrastructure for the industrial area as shown in Schedule “A” Land Use Concept of the Aldergrove Community Plan.
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and
Rezoning Application No. 100273 (1180863 BC Ltd. /
Flat Architecture Inc. / 20370 and 20392 – 73A Avenue)
Bylaw No. 5971
Bylaw No. 5972
Report 24-13
File CD 08-23-0185

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw No. 5972".

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council direct staff to work with the proponent to address comments made at the Public Hearing regarding site layout and density.
CARRIED

I. BYLAWS FOR FINAL ADOPTION

1. Tree Protection Bylaw Update 2024
Bylaw No. 5987
Bylaw No. 5988
Report 24-21
File PW 6300-01

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw No. 5987", and

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5988".

AMENDMENT
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That the $10,000 and $15,000 construction footprint maximums are only applicable to Accessory Buildings and Building Addition projects that may include Driveway or Septic Field work.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillors Pratt and Richter opposed

I. BYLAWS FOR FINAL ADOPTION

2. Rezoning Application No. 100664 and Development Permit Application No. 101244 (Essence Properties (Jericho Crossing) Inc. / 19925 and 19957 – 78B Avenue)
Bylaw No. 5864
Report 23-55
File CD 08-22-0103

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5864".
CARRIED

Development Permit No. 101244

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101244 (Essence Properties (Jericho Crossing) Inc. / 19925 and 19957 – 78B Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area requirements;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and

I. BYLAWS FOR FINAL ADOPTION

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. Smith Athletic Park – Youth Soccer Campus
Report 24-09
File FCP 0810-30

Council discussed the Smith Athletic Park – Youth Soccer Campus, as it was previously deferred to the February 26, 2024 Regular Council meeting.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorses the Smith Athletic Park with three exterior soccer playing fields and a fourth within an Enclosed Wood Arches Building Concept as outlined within Report to Council 24-09, within two Phases, I and II;

That Council endorses potentially adding to the Smith Athletic Park project child care, outdoor nature spaces, additional tree plantings, and an additional playing surface, as practical and appropriate for Council to consider;

That Council endorses staff proceeding with Phase I Site Preparation within the proposed budget envelope of $22.4M, with $19.5M funded from Park Development Cost Charges, Development Program and $2.9M funded from other sources, to be further refined;

That Council endorses staff proceeding with Phase I Three Exterior Fields, Utilities, Exterior User Group Items, Dog Park and Playground within the proposed budget envelopes of $25.391M, $1M, and $1M, and $509K within the Greenway Amenity Program, to be further refined;

That Council endorses staff proceeding with Phase I Onsite and Offsite Detention Works within the proposed budget envelope of $9.2M funded by Stormwater Development Cost Charges, to be further refined;

That Council endorses staff advancing for its consideration net external borrowing bylaws for Phase I of $19.5M, $9.2M and $30.291M;

That Council directs staff to confirm with School District 35 a financial contribution of: (a) $2.5M to upsize the eastern-most exterior soccer field to allow for rugby play; and (b) other optional additions for greenway connections and potential future vehicle access to the east of $400K, with a deadline as required to commence Phase I without undue delay;

J. ITEMS FROM PRIOR MEETINGS

That Council endorses staff proceeding with final design and confirmation of actual budget requirements to construct 208A Street from 76th Avenue to the 212th Connector, maximizing on-street parking possibilities, to be completed before or along with Phase I;

That Council endorses staff proceeding with final design and confirmation of actual budget requirements to complete 76th Avenue from 208th Street to east, maximizing on-street parking possibilities, to be completed prior to or along with Phase I;

That Council endorses staff proceeding with final design and confirmation of actual budget requirements to construct the 212th Connector from 208th to 210th Street, to be completed prior to or along with Phase I;

That Council endorses staff advancing for its consideration net external borrowing bylaws for 208A Street, 76th Avenue and the 212th Connector offsite roads works serviced by the Capital Projects Reserve and Roads Development Cost Charges, respectively, and/or other identified Development Cost Charges or Utility, as it may be appropriate for Council to consider; and

That Council endorses staff proceeding with completing additional design and budget envelope requirements for a Smith Athletic Park Phase II to include the Enclosed Wood Arches Building Concept and a fourth field, with and without underground parking options, including the potential to defer a Phase II, for Council to consider no later than the end of Q3 2024.

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That the seventh paragraph be amended to add “with a commitment of 50/50 future replacement costs of the rugby turf.”
CARRIED

Councillors Martens and Richter opposed

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Pratt,
That the seventh paragraph be amended to change “confirm” to “potentially secure” with School District 35.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, Rindt and vanPopta opposed

J. ITEMS FROM PRIOR MEETINGS

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Richter opposed

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended the Metro Vancouver Liquid Waste Committee Meeting.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **2023 Soil Deposit Permit and Stop Work Order Statistics**
   Memorandum – Engineering Division
   File 5280-14

2. **Clean Up Langley Day Community Event**
   Memorandum – Public Works Division
   File 5370-25-001

3. **2024 Fraser River Spring Freshet Notification**
   Memorandum – Public Works Division
   File 5225-07-30

4. **Glover Road Pedestrian Plaza Update**
   Memorandum – Engineering Division
   File 5330-23-156

5. **Heritage Advisory Committee**
   Minutes – February 7, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

1. Save Our HandyDART Coalition Open Letter

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorizes the Save Our HandyDART Coalition to add Township of Langley Council as a signatory to the Coalition's open letter to the Minister of Transportation and Infrastructure which requests that the TransLink Board:

1. Limit the percentage of taxi trips to 7% or lower of total HandyDART trips;

2. Develop and conduct a Public Sector Comparator (PSC), with the full participation of HandyDART riders and workers, to compare the costs and benefits of insourcing to continued outsourcing as TransLink outlined in 2016; and

3. Develop and implement a plan to bring HandyDART in-house as a subsidiary of TransLink, including providing provincial and federal funds for permanent facilities for an expanded and electric HandyDART fleet.

CARRIED

Councillors Martens and Richter opposed

2. Enforcement of Agricultural Land Commission Decisions

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
Whereas:

The Agricultural Land Commission (ALC) is the administrative tribunal that adjudicates applications in the Agricultural Land Reserve (ALR), the provincial zone in British Columbia that preserves agricultural land;

The ALC ultimately determines the usage of the ALR land, taking precedence over other legislation and bylaws applying to the land;

The responsibility for ALC decisions, including rectifying violations and enforcing decisions, often falls to municipal governments, regardless of whether the municipality supports the decision, which transfers provincial responsibilities and costs down to local government:

Therefore be it resolved that staff forward this Council resolution to the Union of British Columbia Municipalities (UBCM) requesting that UBCM lobby the Government of British Columbia to assume responsibility for the enforcement of Agricultural Land Commission (ALC) decisions and any municipal costs incurred as a result of ALC decisions.

CARRIED

P. OTHER BUSINESS

Councillor Pratt provided the following Notice of Motion for consideration at the next Regular Council Meeting:

3. 202B Street Traffic Calming

Whereas:

1. Recent events have highlighted the dangers of having major arterials such as 202B Street not built to their ultimate 'safe streets' design standard despite the presence of schools or parks in the area,

2. 202A and 202B Street serve as a high priority route for pedestrians and cyclist getting to and from school, parks, childcare, and public transit, as well as a major throughfare for vehicle traffic to various destinations,

3. With the remining undeveloped parcels fronting 202B Street at different stages of completion, the timeline for full completion of 202B Street between 72 Avenue and 68 Avenue is unknown,

Therefore be it resolved that Council hereby directs staff to prepare a report to Council which includes:

1) A potential timeline for traffic calming improvements to be made to 202B Street between 72 Avenue and 68 Avenue which may include:
    a. Replacement of the current 50 km/hour speed limit for the portion of 202B Street fronting R.C. Garnett Park with a 24-hour 30 km/hour speed limit,
    b. Protected bicycle lanes,
    c. A raised and landscaped centre median.

2) Potential costs associated with these traffic calming improvements,

3) A discussion of the feasibility of replacing the signalized intersection of 202B Street and 70A Avenue with a roundabout.

MAYOR DECLARES CONFLICT OF INTEREST
Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 3:42pm.

Acting Mayor Baillie assumed the Chair.

P. OTHER BUSINESS

4. Glover Road Pedestrian Plaza Update

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Richter,
That prior to the removal of the plaza, Council direct staff to investigate options to relocate the structure and report back to Council as soon as practical.
DEFEATED ON A TIE VOTE

Councillors Ferguson, Martens, Rindt and vanPopta opposed

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council direct staff to extend the pilot project for another year and undertake updated surveys in the summer of 2024 and report back to Council.
CARRIED

Councillor vanPopta opposed

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (g) Legal
Item F.1 - Section 90(1) (b) Personal
Item G.1 - Section 90(1) (a) Personnel
Item G.2 - Section 90(1) (e) Property,
Section 90(2) (b) Intergovernmental Relations
Item G.3 - Section 90(1) (g) Legal
Item G.4 - Section 90(1) (g) Legal

CARRIED

R. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That the meeting terminate at 4:02pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, February 26, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

C. Kooner and J. Chu

S. Little and G. Della Mattia

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. **Regular Meeting for Public Hearing and Development Permits – February 26, 2024**

   Moved by Councillor Baillie,
   Seconded by Councillor Rindt,
   That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 26, 2024.
   CARRIED

B. PUBLIC HEARING

1. **Rural Plan Amendment – Salmon River Uplands**
   Bylaw No. 5983
   Report 24-12
   File BLSI 6480-28-001

   "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983"

B. PUBLIC HEARING

Explanation – Bylaw No. 5983

C. Kooner explained that Bylaw No. 5983 amends the Rural Plan by replacing Section 5.7.1 with a planning policy framework for development in Salmon River Uplands.

Submissions from the public.

1. F. Trzaskowski, a Langley resident, was in attendance and expressed opposition due to the lack of notification.
2. U. Mehta, a Langley resident, was in attendance and expressed opposition due to the change of rural character and ALR concerns.
3. G. Stelting, a Langley resident, was in attendance and expressed opposition due to environmental and density concerns.
4. G. Lamb, a Langley resident, was in attendance and expressed support as it addresses three important aspects: trees, traffic and trails.

The following written submissions were received from the public:

1. S. Sawatsky, a Langley resident, expressing the impact development will have on people, animals, fish, plants, trees, water, traffic, and schools well after the decision is made.
2. G. Stelting, a Langley resident, expressing opposition due to environmental and density concerns.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider third and final reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983”.
CARRIED

Councillor Richter opposed

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council defer third and final reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983” to the March 11, 2024 Regular Council Meeting.
CARRIED

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:43pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name
Diana Stephenson, Senior Vice-President, Customer and Corporate Affairs, BC Hydro

2 Council Meeting Information

Council meeting date
03/11/2024 **at 1:30pm**

3 Topic

An update on BC Hydro's Electrification Plan and Capital Plan for the Township of Langley following the premier's announcement in January. See link below. The Capital Plan includes almost $36 billion in community and regional infrastructure investments throughout the province.

https://www.bchydro.com/news/press_centre/news_releases/2024/10-year-capital-plan.html

Presentation title is: "Power Pathway: Building B.C.'s energy future".

Also, is it possible to request an additional 5 minutes for our delegation?

4 Additional Information

Purpose of presentation ☒ Information only ☐ Request letter of support ☐ Request funds ☐ Other

Desired resolution
We'd like to provide mayor and council with an update on our electrification plan and the recently announced capital plan and provide an opportunity for questions.

5 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only	
☐ Approved ☐ Declined ☐ Other	☐ Applicant informed

SEE NEXT

Township of Langley
Legislative Services Department
20338 – 65 Avenue, Langley, BC V2Y 3J1 | 604-533-6011 | tol.ca

6 Contact Information

Name			
Sabrina Locicero			
Address **333 Dunsmuir Street**		City **Vancouver**	Postal code **V6B 5R3**
Primary phone **604-623-3517**	Secondary phone **604-603-1481**	Email **sabrina.locicero@bchydro.com**	

7 Appearing Before Council as a Delegation

1. Persons or organizations wishing to appear before Council as a delegation must submit a written request.
2. Requests to be a delegation for subjects that are NOT related to items on the Council meeting agenda must be received in the Legislative Services Department before noon on the fifth (5th) day prior to the meeting date (ordinarily Wednesday of the week preceding the Council meeting). Requests for subjects that are related to items on the Council meeting agenda must be received in the Legislative Services Department before 10:00am on the day of the meeting.
3. You may forward your request using any of the following methods:
   - email: legservicesinfo@tol.ca
   - fax: 604.533.6054
   - email or hand deliver: Legislative Services Department, 20338 – 65 Avenue, Langley, BC V2Y 3J1
4. If you are using an electronic presentation, you must provide the Legislative Services Department with the file via email or on a flash drive/memory stick prior to noon on the Friday of the week preceding the Council meeting.
5. Include any pertinent background and related documents with your Delegation Request form so all necessary details may be considered.
6. Documents you wish distributed to Council that are supplied at the time of your delegation will not be provided to Council members until after your delegation. Please provide one copy to the Township Clerk.
7. A maximum of **five (5) minutes** is given per delegation to make their presentation restricted to the topic noted on the Delegation Request form.
8. A maximum of **five (5) delegations** may be permitted at the beginning of the meeting. Council may approve additional delegations.
9. Staff is not in a position to waive Council guidelines. However, the guidelines may be waived by Council.

Note: The Delegation Request form and related documents become part of the public record and will be released / published in the agenda and minutes that are available to the public in a variety of methods.

The Township only collects personal information when there is clear authority to do so or when collecting the information is related directly to and is necessary for an operating program.

Township Clerk
Legislative Sevices Department
604.533.6101

Information read

Initials

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

CA23-020

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name

Maureen Daschuk, Executive Vice-President, Integrated Planning, BC Hydro

2 Council Meeting Information

Council meeting date

03/11/2024 at 1:30pm

3 Topic

An update on BC Hydro's Electrification Plan and Capital Plan for the Township of Langley following the premier's announcement in January. See link below. The Capital Plan includes almost $36 billion in community and regional infrastructure investments throughout the province.

https://www.bchydro.com/news/press_centre/news_releases/2024/10-year-capital-plan.html

Presentation title is: "Power Pathway: Building B.C.'s energy future".

Also, is it possible to request an additional 5 minutes for our delegation?

4 Additional Information

Purpose of presentation ☒ Information only ☐ Request letter of support ☐ Request funds ☐ Other

Desired resolution

We'd like to provide mayor and council with an update on our electrification plan and the recently announced capital plan and provide an opportunity for questions.

5 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only

☐ Approved ☐ Declined ☐ Other _____ ☐ Applicant informed

SEE NEXT

Township of Langley
Legislative Services Department
20338 – 65 Avenue, Langley, BC V2Y 3J1 | 604-533-6011 | tol.ca

6 Contact Information

Name			
Sabrina Locicero			
Address **333 Dunsmuir Street**		City **Vancouver**	Postal code **V6B 5R3**
Primary phone **604-623-3517**	Secondary phone **604-603-1481**	Email **sabrina.locicero@bchydro.com**	

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5. Include any pertinent background and related documents with your Delegation Request form so all necessary details may be considered.
6. Documents you wish distributed to Council that are supplied at the time of your delegation will not be provided to Council members until after your delegation. Please provide one copy to the Township Clerk.
7. A maximum of **five (5) minutes** is given per delegation to make their presentation restricted to the topic noted on the Delegation Request form.
8. A maximum of **five (5) delegations** may be permitted at the beginning of the meeting. Council may approve additional delegations.
9. Staff is not in a position to waive Council guidelines. However, the guidelines may be waived by Council.

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Township Clerk
Legislative Sevices Department
604.533.6101

Information read

Initials

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CA23-020

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name

LionelAnker

2 Council Meeting Information

Council meeting date

March 11, 2024 **at 1:30pm**

3 Topic

The Optimum Way for Tennis and Pickelball To Thrive in the Township - A Tennis Response to the Pickleball Presentation to Council on January 29, 2024 Part 1

4 Additional Information

Purpose of presentation ☑ Information only ❑ Request letter of support ❑ Request funds
☑ Other Tennis Court use For Tennis Only

Desired resolution

Encourage Staff to work to achieve new construction courts for pickleball use only and to remove pickelball lines painted already on tennis courts

5 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only

❑ Approved ❑ Declined ❑ Other _____ ❑ Applicant informed

SEE NEXT

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name

Andrew (Drew) Gauntley

2 Council Meeting Information

Council meeting date

March 11, 2024 **at 1:30pm**

3 Topic

The Optimum Way for Tennis and Pickelball To Thrive in the Township - A Tennis Response to the Pickleball Presentation to Council on January 29, 2024 Part 2

4 Additional Information

Purpose of presentation ☑ Information only ❑ Request letter of support ❑ Request funds
☑ Other Tennis Court use For Tennis Only

Desired resolution

Encourage Staff to work to achieve new construction courts for pickleball use only and to remove pickelball lines painted already on tennis courts

5 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only	
❑ Approved ❑ Declined ❑ Other _____	❑ Applicant informed

SEE NEXT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-51
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	4000-01
SUBJECT:	BYLAW ENFORCEMENT PUBLIC RELATIONS AND OUTREACH CAMPAIGN		

RECOMMENDATION:

That Council endorse the public relations campaign and awareness strategy as outlined in this report.

EXECUTIVE SUMMARY:

Bylaws are established to provide a regulatory framework for consistent application of rules surrounding the functioning of our communities for safe, attractive, and liveable neighbourhoods. A past community survey indicated interest in Bylaw information and based on more recent indicators such as bylaw inquiries, bylaw complaints, public sentiment posts on social media and other anecdotal feedback, it appears a campaign to inform and educate would be beneficial to launch this year. This recent data suggests there is some interest in information on bylaws and supports the need for additional information, including education, enforcement, and management.

Based on recent Council direction, a public relations and awareness campaign is proposed to provide further education to the community regarding some of the bylaws currently in effect and typical enforcement processes.

PURPOSE:

This report aims to secure Council's endorsement for a comprehensive public relations campaign geared towards enhancing public awareness and understanding of the diverse array of bylaws and enforcement procedures currently operating within the Township of Langley.

BACKGROUND/HISTORY:

Further to concerns raised by a resident, Council directed staff to establish a public awareness and education program, on a pilot basis, consisting of a public relations campaign to educate residents regarding municipal bylaws and the bylaw enforcement process.

The Township promotes an enforcement philosophy that seeks voluntary compliance with Township bylaws. Where possible, this is a philosophy that is promoted through public education. For example, in past years staff have participated in and educated the community through the following channels:

- in partnership with ICBC and Police, staff attended numerous 'Safety Blitz' events throughout the community to educate drivers and pedestrians on safety during drop off and pick up times in school zones
- attended community events, such as Canada Day, May Day parade, Cruise-In and block watch meetings, to raise public awareness about the need for bylaw compliance
- newspaper advertising and website and social media posts to generally raise awareness and address specific needs, such as boulevard maintenance and sidewalk snow clearing
- illegal dumping campaign that included a number of public awareness and communication tools
- responding directly to enquiries related to bylaw information, in person, by email and by telephone

DISCUSSION/ANALYSIS:

As bylaws affect all Township residents, business owners and visitors, the campaign will aim to reach a wide audience across all ages and demographics using multiple tools. Through research and consultation with the Township Corporate Communications department, a public relations campaign will be developed to reach a wide range of residents using an integrated mix of communication tools including online (website, social media and others) and conventional (media release, paid newspaper advertisements and others).

The selection of communication tools will be based on research and best practices and will help this campaign successfully reach a wide audience. Research and best practices are as follows:

- digital tools are the most far reaching and they are the top 3 most widely used and preferred methods of Township community members of all ages to seek information
- the survey indicated the Tol.ca website is the highest used communications tool, by far, by all ages and 91% find the website provides the information they seek
- social media use is strong, especially Facebook which is the highest across all ages
- newspapers stories are read by some community members so a media release will be done
- newspaper advertisements, while not as effective as digital tools, will also be used to help reach those who also like to find information in newsprint.

The proposed campaign includes the following key components below.

Campaign Theme
The proposed campaign theme is *Good Neighbours Make Great Neighbourhoods*. This message states the positive outcome for people who are exposed to the campaign and follow our bylaw information and education.

Key Campaign Messages
By learning about bylaws, adhering to them and respecting our neighbours, citizens can all live work and play together harmoniously while contributing to creating inclusive, safe and vibrant neighborhoods and communities for an exceptional quality of life for everyone.

Approach and Timing
The proposed campaign will be delivered through a two-phased approach.

1. An initial surge campaign to generate awareness - Spring 2024

   A surge campaign will occur over a four-week period to generate awareness including:

   - Website - develop a microsite on the existing Bylaws website with information and FAQs that can provide an informative user experience on Tol.ca high traffic website
   - Social media - a multi-channel, multi-message campaign on Facebook, Twitter, Instagram outlining a few key tips and bylaws using free and paid posts, ads and boosts
   - eNewsletters - reaching several thousand people with messages direct to the subscriber's email inbox
   - Media Release - for inclusion in local newspapers as an editorial story
   - Newspaper Advertising - paid insertions to reach a wider audience
   - Print materials - posters and rack cards distributed through recreation centres and at events

2. Ongoing campaign to sustain awareness - based on seasonal or topic-specific needs such as yard maintenance and RV parking for a period of 12 months

   - Website updates - adding new information to address specific needs
   - Social media - a multi-channel campaign on Facebook, Twitter, Instagram using free and paid posts, ads and boosts
   - eNewsletters - periodic emails with messages direct to subscriber's email inbox
   - Events - when appropriate staff will attend community events
   - Brochures **-** specifically developed with key messages for targeted needs and neighbourhoods based on identified issues
   - Media Release - periodic releases on key messages for inclusion in local newspapers
   - Township community signs - if available, use signs located at several strategic intersections
   - Bus Shelter ads - subject to budget available, possibly use bus shelter ads for key messaging
   - External Co-operative Marketing - working with local organizations to syndicate our social posts and link to our website

Campaign Effectiveness
Once implemented, the success of the campaign will be measured after 3 and 12 months for its effectiveness. Increased web pageviews, social media engagement and digital measures, a decrease in bylaw inquires and number of complaints received within 12 months are key performance indicators that will be measured to indicate the level of campaign success.

Cost and Resource Allocations
The estimated cost of the entire year long, two-phased campaign is anticipated at around $10,000. This includes staff resources and other external expenditures related to newspaper advertising and development of material, which can be absorbed within existing available operating budgets.

Respectfully submitted,

Manny Natt
MANAGER, BYLAW ENFORCEMENT
for
BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Corporate Administration Division / Communications Department	P. Chevrier

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-50
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LRP00012
SUBJECT:	WILLOUGHBY DEVELOPMENT PHASING POLICY		

RECOMMENDATION:

That Council adopt the Willoughby Development Phasing Policy 07-237 in the form presented as Attachment A to this report.

EXECUTIVE SUMMARY:

At the Regular Meeting on February 12, 2024, Council directed staff to amend Willoughby Development Phasing Policy 07-237. The direction focused on adding specific detention ponds in the Latimer, Northeast Gordon Estate and Smith neighbourhoods as considerations for development phasing.

The proposed changes are consistent with:

1) section 3.12.21 of the Official Community Plan which states: “Ensure that new developments do not exceed their pre-development flow rates for the 2/5/100-year rainfall events, through the use of detention ponds and other means,” and

2) development prerequisites in the respective neighbourhood plans.

PURPOSE:

This report presents a revised development phasing framework for the Willoughby community.

BACKGROUND/HISTORY:

At the Regular Meeting on December 18, 2023, Council adopted the Willoughby Development Phasing Policy 07-237.

At the Regular Meeting on February 12, 2024, Council requested a report to amend Willoughby Development Phasing Policy 07-237 and confirm the intent to:

1) Update the numbering scheme for Section 4.1 to be 4.1.1, 4.1.2, 4.1.3 and 4.1.4.

2) Add a new 4.1.3(b) specific to the Latimer Neighbourhood Plan that includes the land area contained within the Detention Pond 6 catchment area roughly bounded by 200 Street to 205 Street and 73 Avenue to 76 Avenue.

3) Add a new 4.1.3(c) specific to the Northeast Gordon Estate Neighbourhood Plan that includes the land area contained within the Detention Pond 9 catchment area roughly bounded by 207 Street to 208 Street and 68 Avenue to 72 Avenue.

4) Add a new 4.1.3(d) specific to the Smith Neighbourhood Plan that includes the land area contained within the Detention Pond 6 catchment area roughly bounded by 204 Street to 208 Street and 72 Avenue to 74 Avenue.

DISCUSSION/ANALYSIS:

Based on Council's request on February 12, 2024, a revised Willoughby Development Phasing Policy 07-237 has been prepared for Council's consideration and potential adoption (Attachment A).

The proposed changes to the policy are consistent with:

1) section 3.12.21 of the Official Community Plan which states: "Ensure that new developments do not exceed their pre-development flow rates for the 2/5/100-year rainfall events, through the use of detention ponds and other means," and

2) development prerequisites in the respective neighbourhood plans.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Revised Willoughby Development Phasing Policy 07-237

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Willoughby Development Phasing

Policy No: 07-237
Approved by Council: 2023-12-18
Revised by Council:

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1. Purpose

1.1 To provide administrative guidelines for growth management in the Willoughby Community Plan.

2. Background

2.1 Council has the authority to endorse additional growth management policies for any area and is not limited to any existing boundaries of any plan area or sub area.

2.2 The Willoughby Community Plan provides for policies for phasing of development that are focused on the logical extension of the urban environment, servicing infrastructure (such as roads, water, and sewer), and development of complete communities by including requirements for community infrastructure and facilities (such as schools, parks, recreation centres, and community centres).

3. Related Policies

3.1 The Official Community Plan (OCP) and Willoughby Community Plan (including all Neighbourhood Plans).

4. Policy

4.1 Development within the area(s) listed in section 4.2 is subject to an annual review by Council and is further subject to consideration of the following:

4.1.1 the commencement of construction of additional school(s) within the Willoughby Community Plan area(s) to the satisfaction of Council; and

4.1.2 additional development and construction proceeding within the Latimer, Yorkson, Carvolth and Smith Neighbourhood Plans with progress towards the completion of arterial roads and sidewalk infrastructure within these areas and along with the consideration of additional school sites.

4.2 Development within the area(s) listed in this section is subject to additional area-specific considerations including:

4.2.1 Williams Neighbourhood Plan:

a) Council consider the full provision of arterial roads, sidewalks and active transportation infrastructure connections between the Yorkson and Smith Neighborhood Plans prior to development applications proceeding for final adoption if located south of 80 Avenue for residential and/or mixed-use.

b) a known, potential timeline and funding commitment(s) for capacity upgrades for Provincial Highway 10 from the Langley Bypass to the 232 Street interchange and its connection to the 216 Street interchange.

4.2.2 Latimer Neighbourhood Plan:

a) land area contained within the Detention Pond 6 catchment area generally bounded by 200 Street to 205 Street and 73 Avenue to 76 Avenue.

4.2.3 Northeast Gordon Estate Neighbourhood Plan:

a) land area contained within the Detention Pond 9 catchment area generally bounded by 207 Street to 208 Street and 68 Avenue to 72 Avenue.

4.2.4 Smith Neighbourhood Plan:

a) land area contained within the Detention Pond 6 catchment area generally bounded by 204 Street to 208 Street and 72 Avenue to 74 Avenue.

4.3 Nothing in this policy will fetter the discretion of the Council of the Township of Langley to exercise its legislative powers and functions.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 – REGULAR MEETING	**REPORT:**	24-45
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-15-0013
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000009 (THUNDERBIRD LEGACY HOLDINGS LTD. / CASHATO / 24550 – 72 AVENUE)		

PROPOSAL:

Application by Thunderbird Legacy Holdings Ltd. to construct a 27.0 m (88.5 ft) high telecommunications tower and accessory compound at 24550 – 72 Avenue.

RECOMMENDATION SUMMARY:

That Council consider Thunderbird Legacy Holdings Ltd.'s application and advise Innovation Science and Economic Development (ISED) Canada whether: a) it does not object, or b) it objects to a proposed 27.0 m (88.5 ft) high telecommunication tower and accessory compound at 24550 – 72 Avenue.

RATIONALE:

Thunderbird Legacy Holdings Ltd. has complied with Council's Telecommunication Tower Policy No. 07-331, the application must also be submitted to ISED Canada, which has jurisdiction over telecommunication tower locations and construction.

RECOMMENDATION:

That Council consider Thunderbird Legacy Holdings Ltd. application to Innovation, Science and Economic Development Canada regarding a proposed 27.0 m (88.5 ft) high telecommunication tower and accessory compound at 24550 – 72 Avenue and adopt one of the following resolutions:

a) **That** Council advise Innovation, Science and Economic Development Canada that it does not object to Thunderbird Legacy Holdings Ltd. application to construct a 27.0 m (88.5 ft) high telecommunication tower and accessory compound at 24550 - 72 Avenue.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Thunderbird Legacy Holdings Ltd. application to construct a 27.0 m (88.5 ft) high telecommunication tower and accessory compound at 24550 - 72 Avenue.

EXECUTIVE SUMMARY:

Thunderbird Legacy Holdings Ltd. has requested Council concurrence (to ISED Canada) regarding a proposed 27.0 m (88.5 ft) high telecommunication tower and an accessory compound at 24550 – 72 Avenue. Information available to Council in considering a recommendation as part of a referral to ISED Canada includes the Township's Telecommunication Tower Policy No. 07-331.

While jurisdiction with respect to licensing of telecommunication towers rests with the Federal Government (ISED Canada), Council is provided with the opportunity to provide comments to ISED Canada with a recommendation (for towers exceeding 15 m (49 ft) in height) to either support or reject the application based on information available to Council in considering a recommendation. The proposed tower and accessory compound comply with the Township's Zoning Bylaw and Township's Telecommunication Tower Policy No. 07-331.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 24550 – 72 Avenue.

REFERENCE:

Owner:	Thunderbird Legacy Holdings Ltd. 22757 – 72 Avenue Langley BC, V2Y 2K3
Legal Description:	Parcel "C" (L9720E) North East Quarter Section 15 Township 11 New Westminster District
Location:	24550 – 72 Avenue
Area:	34 ha (84 ac)
Existing Zoning:	Rural Zone RU-3
Rural Community Plan:	Agricultural / Countryside

BACKGROUND/HISTORY:

- The application is being processed in accordance with the Township's Telecommunication Tower policy (Attachment A).
- Although Council has adopted a Telecommunication Tower Policy, final jurisdiction over the location of telecommunication antenna structures rests with the federal government (ISED Canada).
- Freestanding telecommunication installations are a permitted use in all zones.
- Proposed installations not exempted from ISED Canada's requirements (i.e. installations 15 m (49 ft) or more in height) are subject to the public notice and consultation requirements. Following consultation, Council's recommendation with respect to the proposed telecommunication tower is forwarded to ISED Canada for their consideration.

DISCUSSION/ANALYSIS:

- Thunderbird Legacy Holdings Ltd., on behalf of Telus, has proposed to construct a 27.0 m (88.5 ft) high telecommunication tower at 24550 – 72 Avenue, and provided the attached letter of intent (Attachment C).
- The applicant has adhered to the public notice requirements outlined in the Township's Telecommunication Tower Policy and has provided a summary (Attachment D).
- An 18.7 m^2 (201 ft^2) fenced compound (to accommodate equipment cabinets associated with the tower) is proposed at the base of the tower.
- The tower and associated compound are proposed to be located on the eastern portion of the site.
- The applicant has provided a summary of public consultation that indicates no comments have been received (Attachment D).

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	72 Avenue, beyond which are three properties with existing rural dwellings and farms	Agriculture/Countryside	Rural Zone RU-3

South:	Railway, beyond which are two properties with existing dwellings and farms	Agriculture/Countryside	Rural Zone RU-3
East:	248 Street, beyond which is one property with existing dwelling and farm	Agriculture/Countryside	Rural Zone RU-3
West:	One property with existing dwelling and farm	Agriculture/Countryside	Rural Zone RU-3

Policy Considerations:

Jurisdiction with respect to the licensing of telecommunication towers rests with the Federal Government (ISED Canada). Council provides ISED Canada with a recommendation where telecommunication towers are proposed to exceed 15 m (49 ft) in height. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Policy. Noting that the applicant has adhered to the requirements of this Policy, Council's decision will be forwarded (along with accompanying information) to ISED Canada for its decision.

Respectfully submitted,

Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy 07-331 Telecommunication Tower
ATTACHMENT B	Maps and Graphics
ATTACHMENT C	Applicant's Letter of Intent Including Site Plans
ATTACHMENT D	Applicant's Summary of Public Consultation

Township of Langley
Est. 1873

COUNCIL POLICY

ATTACHMENT A

Subject: Telecommunication Tower

Policy No:	**07-331**
Approved by Council:	**1991-01-07**
Revised by Council:	**1999-04-26**
Revised by Council:	**2007-02-19**
Revised by Council:	**2013-09-09**
Revised by Council:	**2014-12-08**
Revised by Council:	**2016-05-30**
Revised by Council:	**2023-12-18**

1. Purpose

1.1 To establish a procedure for telecommunication antenna system tower applications and local land use consultation in the Township of Langley, pursuant to Innovation, Science and Economic Development (ISED) Canada regulations and requirements.

2. Background

2.1 The jurisdiction for the location of telecommunication antenna structures is with the Federal Government, ISED Canada. The Client Procedures Circular ("CPC") 2-0-03, *Radiocommunication and Broadcasting Antenna Systems* policy document includes roles and responsibilities for site sharing, land-use consultation and public consultation, as well as other important obligations including: compliance with Health Canada's Safety Code 6 guideline for the protection of the general public, compliance with radio frequency immunity criteria, notification of nearby broadcasting stations, environmental considerations, Transport Canada aeronautical safety responsibilities, and NAV CANADA air navigation facilities.

2.2 For the purposes of this policy, an "antenna system" and a "telecommunications carrier" have the same meaning as set out in CPC-2-0-03.

3. Policy

3.1 Location Preferences

3.1.1 The co-location of telecommunication antenna systems on towers is encouraged. Before submitting an application, the proponent must:

- contact, in writing, all telecommunications carriers of existing telecommunication antenna system towers within 500m of the base of the proposed location to request co-location on the existing tower; and
- supply a copy of the written request and all responses regarding the co-location request, including the reasons provided by the existing telecommunications carriers for declining co-locating with the Proponent's application.

3.1.2 When new telecommunication antenna system towers must be constructed, where technically feasible, the following locations are preferred:

- Industrial and Mixed Employment areas.
- Other non-Residential areas where appropriate.
- Areas that maximize the distance from Residential areas.
- Areas with mature landscaping screening.

3.1.3 The siting of telecommunication antenna system towers is discouraged in the following locations:

- Locations of environmental concern that are identified in the Official Community Plan (OCP), that in the opinion of the Township, the placement of a telecommunication antenna system towers will have an adverse impact on these areas.
- Riparian lands. The proposed location must adhere to federal regulations including, but not limited to, setbacks from watercourses and wetlands.
- Heritage areas.
- Areas that negatively impact public views and vistas of important natural or constructed features.

3.2 Design Preferences

3.2.1 Telecommunication antenna system towers should be sited and designed to respect local sensitivities and preferences as identified by the Township. The Township encourages the installation of telecommunication antenna system towers that are unobtrusive and as inconspicuous as possible including:

- Slim-line monopoles.
- The mitigation of negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques, etc.

3.2.2 The following designs are discouraged:

- Lattice work towers.
- The use of cables or guy wires to steady, support, or reinforce freestanding telecommunication antenna system tower.

3.2.3 This Policy acknowledges that the objective of promoting co-location as described in subsection 3.1.1, and the objective of making the telecommunication antenna structures less noticeable, as described in section 3.2.1 may sometimes come into conflict. Nevertheless, the Township intends to review each submission on its own individual merits with a view to promoting both objectives and, where necessary, determining the appropriate balance between them.

3.3 Application

3.3.1 Proponents of a new telecommunication antenna system tower are encouraged to consult with staff at an early state of the site evaluation process, including pre-application.

3.3.2 Telecommunications carriers that are not excluded under section 3.4.1 must submit an application to the Township of Langley's Community Development Division pursuant to Township of Langley Development Application Procedures Bylaw No. 5760 as amended which shall include the following items:

- A completed application form.
- A title search.
- The application fee.
- Tower design plans.
- A letter of intent (including the identification of any other structures within a 500m radius of the proposed location and an explanation as to why co-utilization of the existing structure is not a viable alternative).
- Copies of the returned co-location offer letters (or copies of the original co-location offer letters if no response was received).

3.4 Public Notice and Consultation

3.4.1 Telecommunication antenna system installations that are excluded under the ISED exclusion criteria in CPC-2-0-03 Section 6 are not subject to the public consultation process in this policy. Notwithstanding the ISED exclusion criteria, proponents are asked to inform the Township of all new antenna system installations within the Township's boundaries.

3.4.2 Subject to 3.4.1, the application for all telecommunication antenna system tower installations, including co-locations, are subject to public consultation.

3.4.3 Where public consultation is required, consultation with the public should be completed within 120 days of the proposal being accepted as complete by the Township.

3.4.4 Subject to any additional requirements of this policy, public consultation shall occur in accordance with ISED's default public consultation process in CPC-2-0-03 Section 4.2.

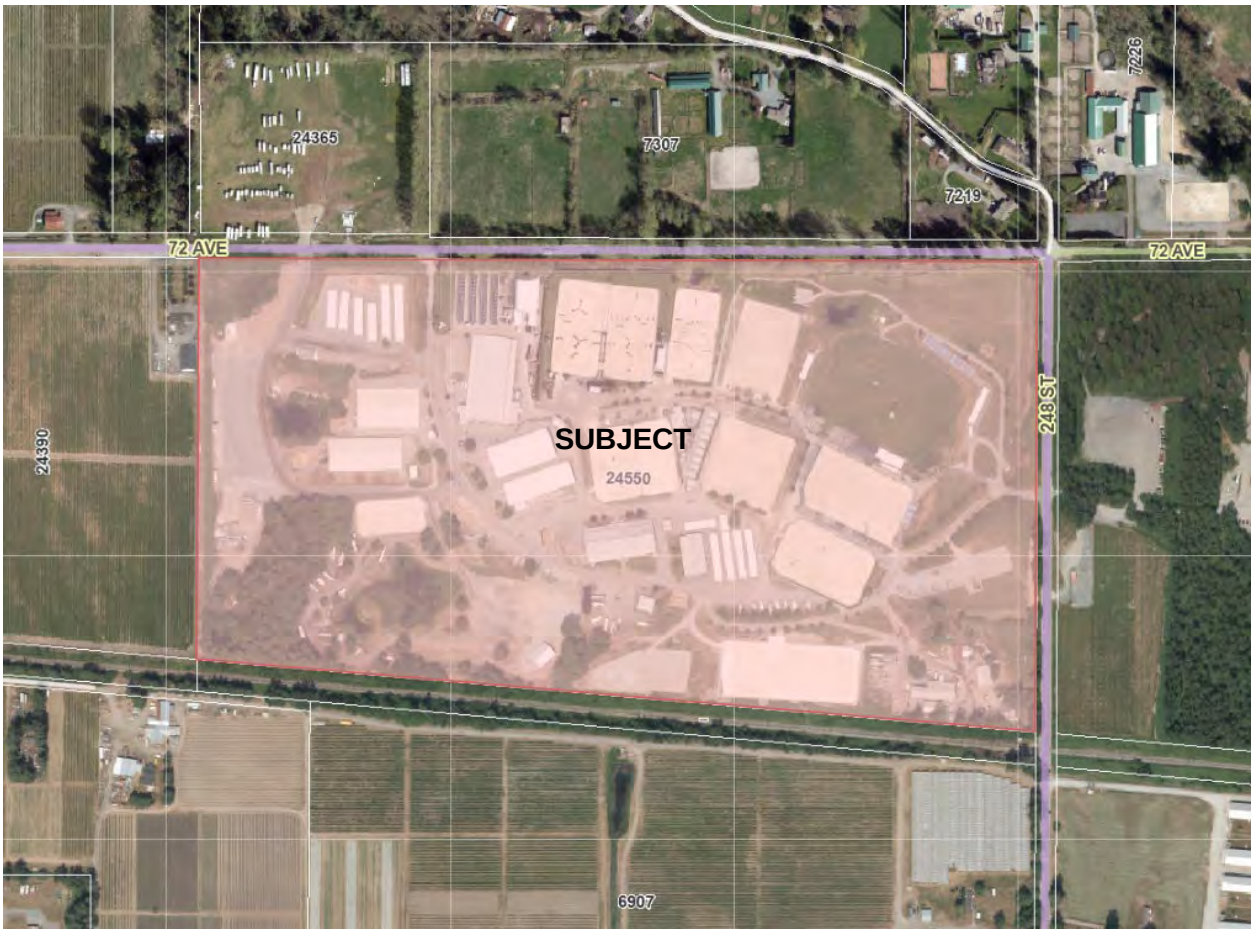
3.4.5 At the conclusion of the public consultation process proponents are required to provide a summary report that includes all correspondence between the public and the proponent, copies of all notifications, and any other related information pertaining to public consultation. The summary report must be sent to the Community Development Division.

3.5 Council Consideration of Application

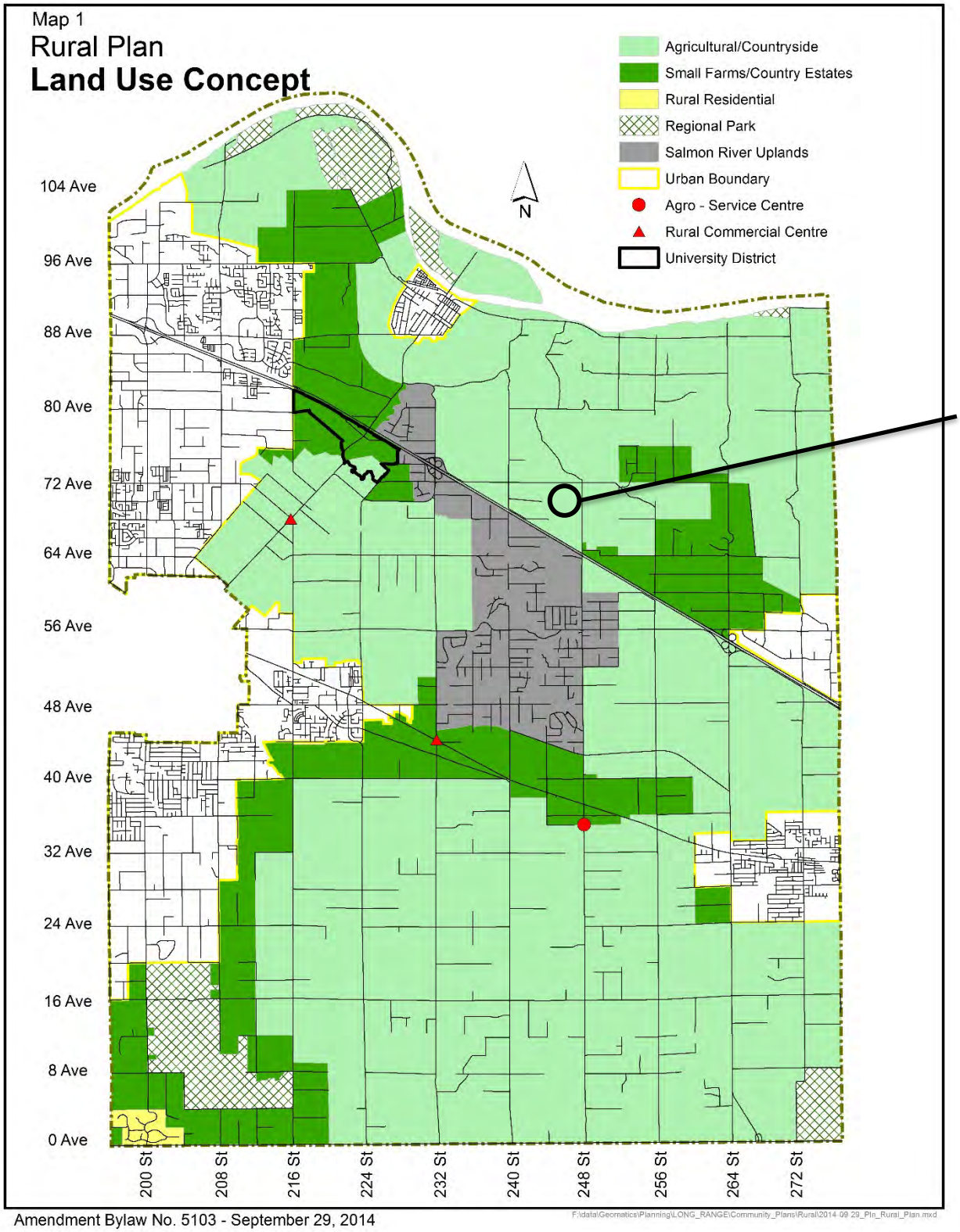
3.5.1 Following the completion of the public consultation and provision of the summary report outlined in Section 3.4.5, staff will draft a report to Council for their consideration and include the summary report.

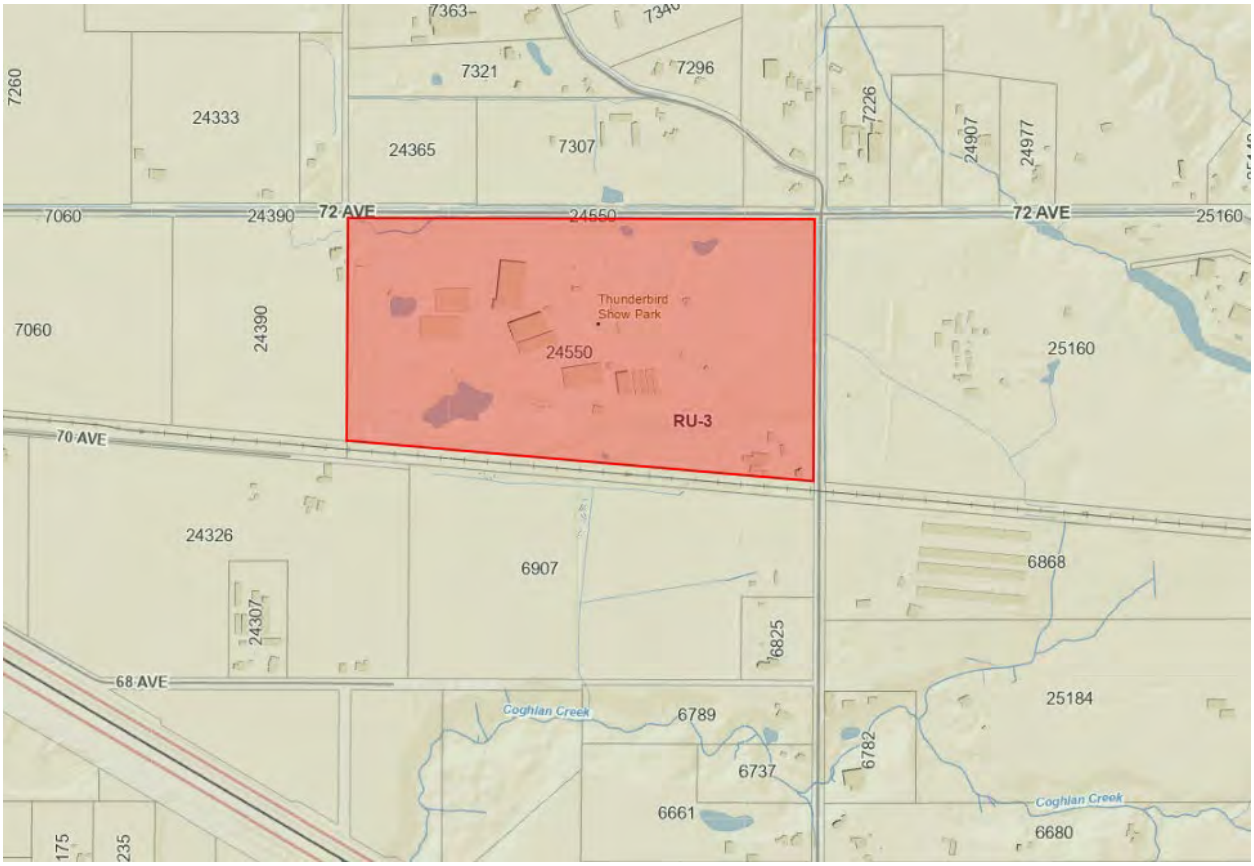
3.5.2 Council may pass a resolution indicating its objection or non-objection for the application. The Township of Langley will then provide the telecommunications carrier(s) and ISED with a letter within 10 days of approval of the Council meeting minutes indicating Council's resolution.

ATTACHMENT B



AERIAL PHOTO


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
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ZONING BYLAW NO. 2500

ATTACHMENT C

January 8th, 2024

Township of Langley
20338 65th Avenue
Langley, BC V2Y 3J1

LETTER OF INTENT

We are seeking your support and expedited consideration for the installation of a Telus Telecommunications Tower at a height of 27 meters on the property located at 24550 72nd Avenue.

The proposed tower is crucial to addressing severe cellular service deficiencies that have persisted in our region for an extended period. The immediate need for the is driven by the historical lack of reliable cellular service, particularly impacting the numerous visitors who attend Thunderbird Show Park from various parts of the world. Many of these visitors currently experience limited to no access to cellular service during their visits, hampering their overall experience and, more critically, posing a significant safety concern.

The safety concerns are particularly relevant in emergency situations, where the current service does not guarantee access to cellular or data networks. Reliable telecommunications in this area is not only a convenience but a critical necessity for the well-being and safety of our local and international visitors.

Given the urgency of the situation and the potential safety risks during the upcoming 2024 season, we are kindly requesting the Township's consideration for an expedited process to allow the necessary permits to be issued promptly and the tower to be constructed.

The proposed tower height of 27 meters is significantly lower than that of other towers in the vicinity and aligns with the height of the existing Freedom Mobile tower already situated on our site. The need for the Telus tower arises from the restrictions imposed by Freedom Mobile on which carriers can access their signal, creating challenges for a significant portion of our visitors.

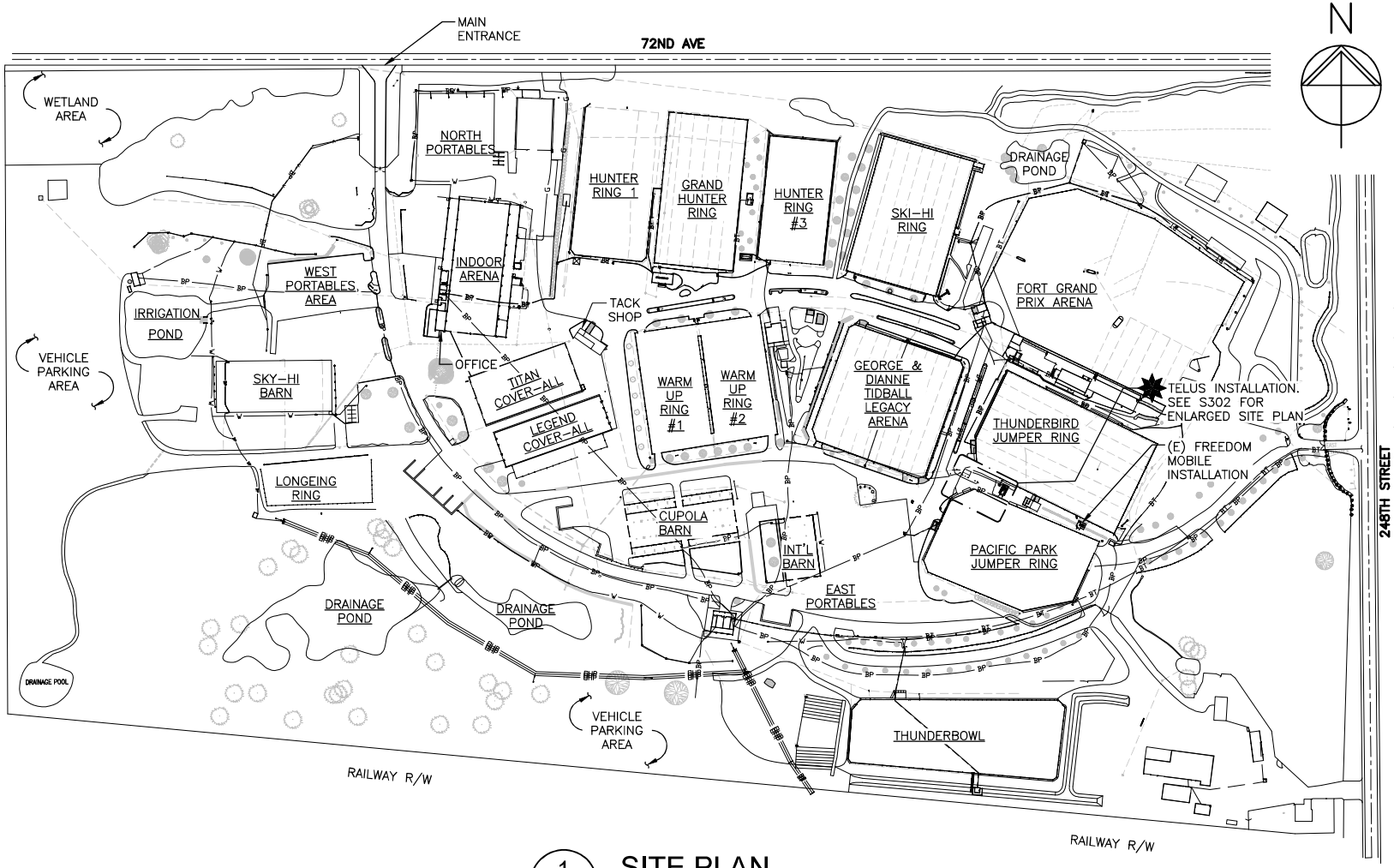
We understand and appreciate the Township's commitment to ensuring the well-being of residents and guests. We believe that expediting the installation of the Telus Telecommunications Tower is in alignment with that commitment, ensuring the safety and accessibility of our community, especially during the upcoming busy season.

To facilitate the process, we have attached the required site plan and drawings for your reference. We would be more than happy to provide any additional information or collaborate with your team to expedite the necessary approvals and procedures for this project. Please do not hesitate to reach out if you require further details or if you would like to discuss this matter in greater depth.

Thank you for your attention and consideration. We look forward to your positive response.

Sincerely,

Rachelle Cashato
Authorized Agent
Thunderbird Show Park
778-968-4464



1 - SITE PLAN
1:2500

NOTES:

1. THE INFORMATION CONTAINED IN THIS DRAWING WAS OBTAINED FROM DRAWINGS PROVIDED BY OWNER. THIS DRAWING DOES NOT REPRESENT A SURVEY AND IS APPROXIMATE ONLY.

LEGEND:

- ✸ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) – DENOTES EXISTING
- (F) – DENOTES FUTURE
- (TYP) – DENOTES TYPICAL
- (TBC) – DENOTES TO BE CONFIRMED
- G – DENOTES (E) BURIED GAS LINE
- W – DENOTES (E) BURIED WATER LINE
- BP – DENOTES (E) BURIED POWER LINE
- BT – DENOTES (E) BURIED TELCO LINE
- OP – OP – DENOTES (E) OVERHEAD POWER LINE
- DENOTES (E) BURIED DRAINAGE

No.:	Date:	Description:
	2024.01.29	ISSUED FOR BUILDING PERMIT
	2024.01.04	ANTENNA TABLE ADDED
	2023.11.29	REVISED MONOPOLE HEIGHT/FDN ADDED
	2023.02.27	ISSUED FOR 90% COORDINATION
	2022.04.05	ISSUED FOR CLIENT REVIEW
	2022.01.21	ISSUED FOR CLIENT REVIEW
	2021.12.09	ISSUED FOR CLIENT REVIEW
	2021.12.06	ISSUED FOR CLIENT REVIEW
	2021.11.09	ISSUED FOR CLIENT REVIEW

EGBC Permit To Practice: 1003171

Revisions:

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GS·Sayers ENGINEERING LTD.
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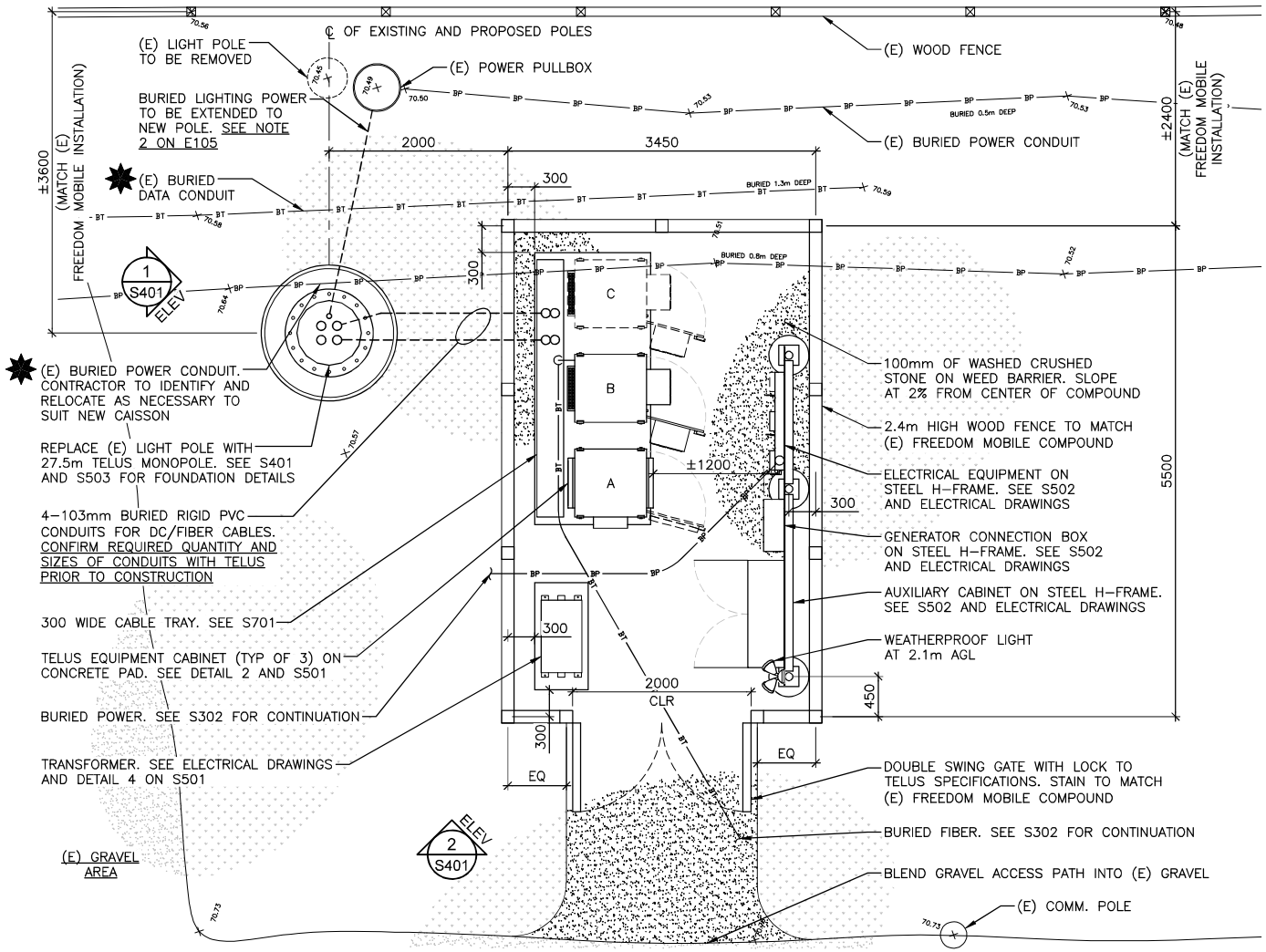
Project: 72ND AVE/TELEGRAPH TRAIL
Site ID: BC109531
24550 72ND AVE, LANGLEY, BC

TELUS®

Sheet Title: SITE PLAN

Date: OCT 2021
Scale: 1:2500
Drawn: RS
Checked: GF
Project: 221457

Drawing: S301 rev.3
Of



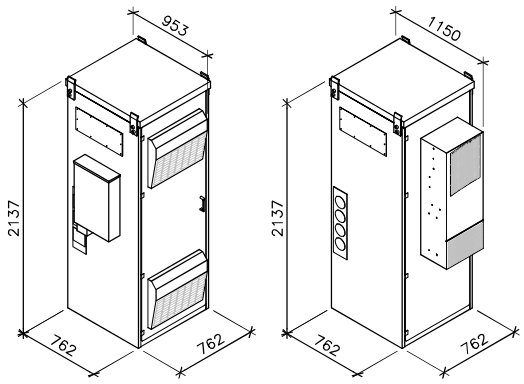
1 S302 COMPOUND LAYOUT

1:50

N

TELUS EQUIPMENT LIST:

A. Te20u POWER (1100kg)
B. Te20u (1100kg)
C. FUTURE Te20u (1100kg)



CABINET A CABINET B & C

2 - CABINET DETAILS

NTS

LEGEND:

- ✸ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) – DENOTES EXISTING
- (TYP) – DENOTES TYPICAL
- 70.73 × – DENOTES (E) SPOT GRADE (m AMSL)

No.:	Date:	Description:
	2024.01.29	ISSUED FOR BUILDING PERMIT
	2024.01.04	ANTENNA TABLE ADDED
	2023.11.29	REVISED MONOPOLE HEIGHT/FDN ADDED
	2023.02.27	ISSUED FOR 90% COORDINATION
	2022.04.05	ISSUED FOR CLIENT REVIEW
	2022.01.21	ISSUED FOR CLIENT REVIEW
	2021.12.09	ISSUED FOR CLIENT REVIEW
	2021.12.06	ISSUED FOR CLIENT REVIEW
	2021.11.09	ISSUED FOR CLIENT REVIEW

EGBC Permit To Practice: 1003171 Revisions:

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1661 West 5th Avenue
Vancouver, BC V6J 1N5
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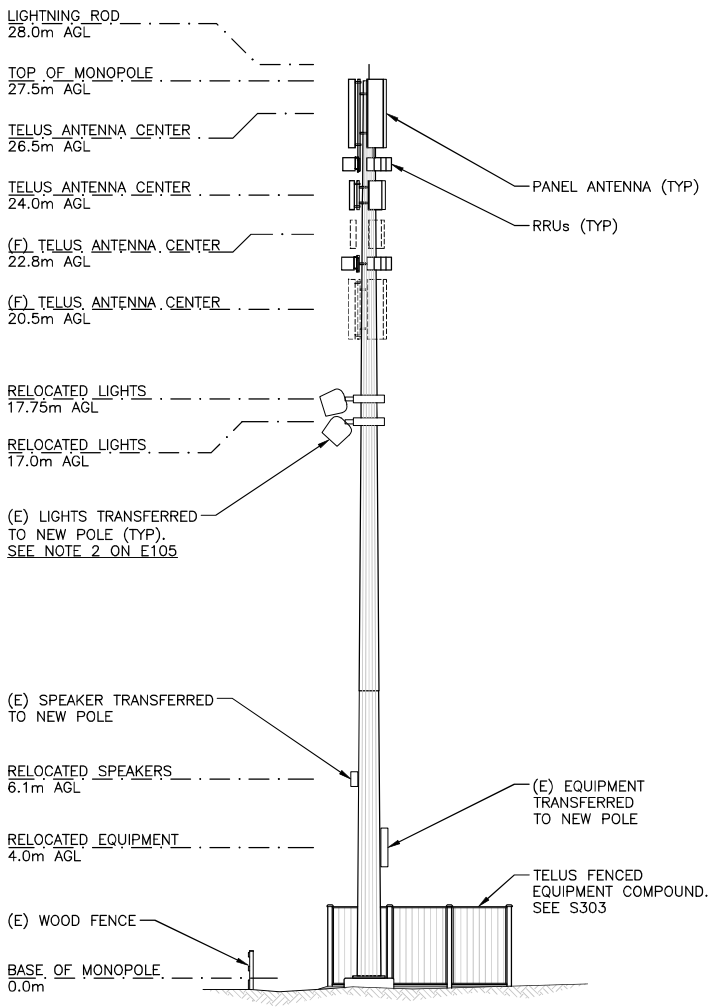
Project: Site ID: BC109531
72ND AVE/TELEGRAPH TRAIL
24550 72ND AVE, LANGLEY, BC

TELUS®

Sheet Title: COMPOUND LAYOUT

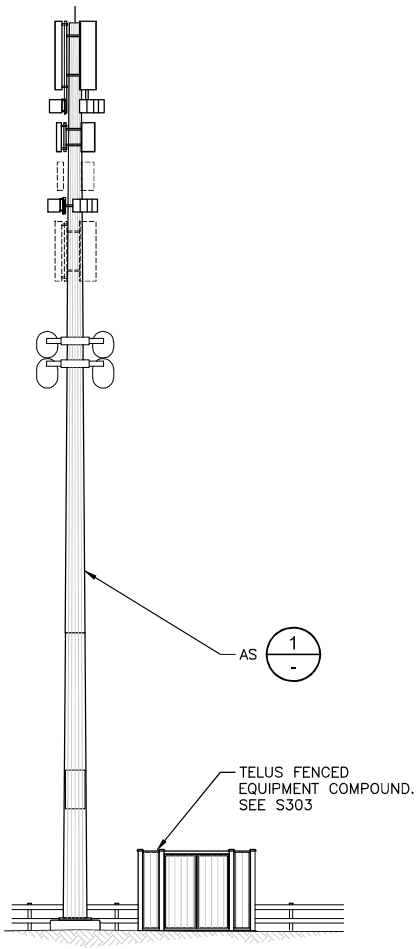
Date: OCT 2021
Scale: AS NOTED
Drawn: RS
Checked: GF
Project: 221457

Drawing: S303
Of



1 / S303 NORTHWEST ELEVATION

1:150



2 / S303 SOUTHWEST ELEVATION

1:150

NOTES:

1. DESIGN OF POLE IS BY OTHERS –POLE DESIGNER IS RESPONSIBLE TO COORDINATE ALL ASPECTS OF POLE DESIGN INCLUDING ALL ATTACHMENTS.

LEGEND:

✸ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING

(E) – DENOTES EXISTING

(F) – DENOTES FUTURE

(TYP) – DENOTES TYPICAL

AGL – DENOTES ABOVE GRADE LEVEL

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www.glotmansimpson.com

Project: Site ID: BC109531

72ND AVE/TELEGRAPH TRAIL

24550 72ND AVE, LANGLEY, BC

TELUS®

Sheet Title:

NORTHWEST AND SOUTHWEST ELEVATIONS

Date: OCT 2021

Scale: 1:150

Drawn: RS

Checked: GF

Project: 221457

Drawing: S401

Rev: 3

Of

Teresa Hanson

From: Rachelle Cashato <FOIPPA s. 22(1) >
Sent: Monday, March 04, 2024 7:58 PM
To: Teresa Hanson
Subject: [EXTERNAL]FW: BC109531TELUS Construction Drawings

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Teresa,

Thanks for your call today, sorry I missed you. Please find the email from Chad below. Let me know if you require anything further.

Thanks,
Rachelle

From: Chad Marlatt <chad@cypresslandservices.com>
Date: Thursday, January 11, 2024 at 10:54 AM
To: Rachelle Cashato <FOIPPA s. 22(1) >, Chris Pack <chris@tbird.ca>
Subject: RE: BC109531TELUS Construction Drawings

There was no letter/offer issued by TELUS as this is a light pole replacement not a new tower (and was supposed to be within 25%). Really there is not space for additional users on a light pole/antenna installation unless the pole was much larger. In this instance we are matching the size of the pole with the other Freedom Mobile light pole/antenna installation at the arena.

Chad

ATTACHMENT D

March 4th, 2024

Township of Langley
20338 65th Avenue
Langley, BC V2Y 3J1

Notification Follow Up

This letter is in reference to file number 11-15-0013 for the consideration installation of a Telus Telecommunications Tower at a height of 27 meters on the property located at 24550 72nd Avenue.

A total of ten notification letters were sent out to neighbouring residents on January 30th, 2024. Per the ISED policy, the letter stated that residents would have 30 days to submit any comments or concerns regarding the application. The 30 day period closed on March 1st, 2024. No comments have been received.

Sincerely,

Rachelle Cashato
Authorized Agent
Thunderbird Show Park
778-968-4464

Notification Letter

Date: January 30th, 2024

Site: Thunderbird Show Park, 24550 72nd Avenue Langley, BC V1M 3W8

Subject: Upgrade 27-Meter Telecommunications Tower Installation

Telus proposes to construct a tower upgrade to a 27 meter (88.58-foot) high, self-support tower mast on private land located at civic address 24550 72nd Avenue in the Township of Langley. The proposed wireless site will be a key component in a network designed to extend high-speed Internet and related services to the public and business users in the area. You are receiving this notification because you own property within the specified notification area of the proposed site.

The Township of Langley requires that the following information be sent to residents in the area as part of its notification process. This process allows residents an opportunity to provide comments and feedback so the Municipality can properly assess impact and determine whether the project is in the best interests of the community as a whole.

1. Purpose of the Structure: The proposed tower mast upgrade will support antennas and wireless equipment designed to provide telecommunications access and related services to residents, visitors and business users located in the underserved northeastern portion of the Township. The safety concerns are particularly relevant in emergency situations, where the current service does not guarantee access to cellular or data networks. Reliable telecommunications in this area is not only a convenience but a critical necessity for the well-being and safety of residents and visitors.

2. Location: The proposed mast will be constructed on the northeast section of the property between the Grand Prix Arena and the Jumper Ring located about 90 metres west of 248th Street. The property; SECTION 15, TOWNSHIP 11, NEW WEST DISTRICT PARCEL C (L9720E), PART NE 1/4, The property identifier is PID 010-822-208. Property coordinates are 49.13379044842745, -122.54272776959833. The location is shown on Attachment 1.

3. RF Exposure Levels: RF output power of the networking and backhaul radio equipment proposed is relatively low. Consequently, the tower and its antennas will not expose the public to any harmful levels of radio frequency (RF) exposure whatsoever and will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6. This code establishes safety guidelines for the protection of the public against the effects of radio frequency fields. The level of RF exposure experienced by an individual standing on the ground near the base of the tower is calculated to be less than one percent of the maximum limit as specified in Safety Code 6 and drops exponentially with distance.

4. Public Access Control: Electronic equipment will be mounted at an elevated level on the antenna mast which is not accessible to the general public.

5. Site Environmental Status: The proposed antenna mast and equipment installation, having minimal environmental impact, does not require an environmental assessment as the facility meets the exclusion criteria as specified in the Canadian Environmental Assessment Act.

6. Support Mast and Antenna System: A profile of the tower is included as Attachment 2. These images will provide a good idea of what the tower would look like on the landscape.

7. Aviation Obstruction Marking: Telus proposes not to equip the tower with white, red, or flashing aviation obstruction lighting as the structure likely does not pose a significant threat to aircraft navigation in the area. However, Telus will conform to any aeronautical safety requirements that may be mandated by Transport Canada or NAV Canada. Typically, lighting or paint marking scheme is not required on smaller towers such as the one proposed unless it's located close to an aerodrome.

8. Installation Practices and Structural Adequacy: The tower proposed is commonly used throughout the region for various telecommunications applications and is designed to support the intended antenna load with a significant safety margin. The tower and associated antennas will be installed in accordance with CSA Standard S37, manufacturer's specifications, and established installation practices.

9. Land Use Requirements: The site chosen has been coordinated with the Township of Langley and concurrence from the Municipality is required before construction can begin. Telus will comply with any applicable local land-use requirements that we are made aware of.

10. Contact Information: This notice initiates an invitation to the public to provide written comments about this proposal by March 1st, 2024. General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website; https://ised-isde.canada.ca/site/spectrum-management-telecommunications/en/safety-and-compliance/facts-about-towers. Please mail, e-mail (preferred), or mail your comments to the following address:

Rachelle Cashato
PO Box 1156
Langley, BC V1M2S5
E-mail: rachelle@rachellecashato.com
Phone: 778-968-4464

The Land Use Authority (LUA) for the area is the Corporation of the Township of Langley. Contact information for the LUA is as follows.

Township of Langley
Attention: Development Services
20338 65th Avenue
Langley, BC V2Y3J1
Phone: 604-534-3211
Email: cdinfo@tol.ca

The local office contact for the Innovation, Science and Economic Development (ISED) Canada Corporation is as follows.

British Columbia – Yukon District
3625 Lougheed Highway
Vancouver, British Columbia V5M 2A6
Telephone: 604-666-3834
Email: ic.bcyukondistrict-districtyukoncb.ic@canada.ca

11. Acknowledgement of Concerns: Any written comments from the public will be promptly acknowledged and responded to within two to three business days. Any comments received will be forwarded to the Municipality along with the corresponding response.

Kindly review this proposal and, if you wish to forward any comments, please do so within the time period outlined above.

Thank you,

Rachelle Cashato
On behalf of;
Thunderbird Show Park


PO BOX 11156
Langley, BC
V1M2S5
Property Owner
24333 72nd Ave
Langley, BC
V3A4P9
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
25160 72nd Ave
Langley, BC
V4W1H9
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
7286 Telegraph Trail
Langley, BC
V1M2M6
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
6868 248th Street
Langley, BC
V4W1C9
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
7307 Telegraph Trail
Langley, BC
V1M2M2
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
6907 248th Street
Langley, BC
V4W1A1
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
24365 72nd Ave
Langley, BC
V1M3W8
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
24326 70 Ave
Langley, BC
V1M3K5
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
24390 72nd Ave.
Langley, BC V1M3W8
PO BOX 11156
Langley, BC
V1M2S5
Property Owner
7226 Telegraph Trail
Langley, BC
V1M2M6

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-53
FROM:	RECREATION, ARTS, AND CULTURE DIVISION	**FILE:**	8100-01
SUBJECT:	2024 ENHANCED SPECIAL EVENTS		

RECOMMENDATIONS:

That Council consider the two proposed options for Canada Day 2024 and adopt one of the following resolutions:

a) **That** Council direct staff to proceed with Option 1: Fireworks Show for Canada Day 2024.

or

b) **That** Council direct staff to proceed with Option 2: Drone Light Show for Canada Day 2024.

That Council authorize the use of up to $30,000 in operating funds from the Enhanced Community Events budget for the proposed fireworks or drone light show at the Township's Canada Day 2024 event.

That Council authorize the use of up to $94,000 in operating funds from the Enhanced Community Events budget for the proposed electrical improvements and purchasing of additional light displays at Derek Doubleday Arboretum for the Holiday Lights Walk.

That Council authorize the use of $26,000 in operating funds from the Enhanced Community Events budget be used for enhancements to Volunteer Appreciation, Pioneer Luncheon, Senior's Afternoon Tea, RCMP vs Firefighters Water Battle, and Summer Nights events.

That Council pre-approve $25,000 from the Community Grant Program for 2024 for the purpose of providing funding to the Christmas in Williams Park Society for its 2024 event.

EXECUTIVE SUMMARY:

Through the 2024 budget process, Council approved an operating budget to enhance Township of Langley community events. Staff are now actively engaged in planning and implementing the enhancements for events and are working to ensure the allocated budget is utilized effectively to create memorable and positive experiences.

The following is a summary of how the Community Event Enhancement budget will be utilized:

1. Volunteer Appreciation, May 5 -$3,000 for increased catering costs
2. Senior's Afternoon Tea, first week in June – $12,000 total for two tea events
3. Pioneers Luncheon, June 8 - $3,000 for increased catering costs
4. Canada Day, July 1 – $30,000 for fireworks of a drones light show
5. Summer Nights, July and August - $5,500 for movie-in-the-park and additional concerts

6. RCMP vs Firefighters Water Fight - $2,500 for the previously unfunded event
7. Holiday Lights Walk, December – $94,000 required for electrical improvements and additional light displays

Additionally, it is requested that Council pre-approve grant funding to Christmas in Williams Park Society for $25,000 so that the society can take the lead on set up and take down of its event.

PURPOSE:
The purpose of this report is to obtain Council approval for the allocation of operating funds for Community Events Enhancements and pre-approval for grant funding for Christmas in Williams Park.

BACKGROUND/HISTORY:

Township Canada Day celebrations for 2022 and 2023 occurred at the Aldergrove Athletic Park. The family-oriented events took place from 11:00am to 5:00pm and the day offered a successful program of live entertainment, inflatable attractions, local vendor participation, and a diverse selection of food trucks. Canada Day celebrations expenditures were $22,203.79 in 2022 and $26,728.00 in 2023. These celebrations did not include fireworks.

Christmas in Williams Park has been historically operated by a third-party society. At the October 23, 2023 Regular Council meeting, with recognition that there had never been formalized support for Christmas in Williams Park, Council approved one time use of up to $50,000 from Council Contingency funds for staff to assist with setup and takedown at the 2023 event.

At the December 18, 2023 Regular Council meeting, Council approved additional funding of $200,000 in the 2024 operating budget for Community Events Enhancements for additional community events and to enhance existing events.

DISCUSSION/ANALYSIS:

With Council's approval of the Community Events Enhancements funds, staff are seeking the direction and approval of expenditures for two of the larger events, Canada Day and Holiday Lights Walk.

Canada Day 2024:
Canada Day events for 2024 are being planned to be hosted at the McLeod Athletic Park from 11am to 5pm. To enhance Canada Day through the Community Events Enhancement budget the two main options include adding a traditional 15-minute fireworks show priced at $15,000 or an innovative 18-minute drone light show with a higher cost of $30,000.

Option 1: Fireworks Show

- Duration: 15 minutes
- Cost: $15,000
- Traditional and popular celebration element
- Provides a visually stunning and immersive experience for the audience
- Familiar by the community
- Possible noise complaints

Option 2: Drone Light Show

- Duration: 18 minutes
- Cost: $30,000
- Innovative and unique entertainment
- Environmentally friendly alternative to traditional fireworks
- Captures audience attention with cutting-edge technology

This Canada Day event enhancement would be hosted between 10pm and 11pm at Willoughby Community Park and Council is requested to provide direction to staff on a chosen option.

Holiday Lights Walk:
With the introduction of the Holiday Lights Walk for December 2024 at the Derek Doubleday Arboretum, enhancements to operate the event include $44,000 to purchase additional lights and equipment and $50,000 to improve the electrical infrastructure to the park in order to ensure generators are not required. The total of $94,000 will be funded through the provided Community Events Enhancements budget.

Summary of Events Enhancements:
To summarize, the event funding required from the Community Events Enhancement budget includes:

1. Volunteer Appreciation: Set for May 5 at the Langley Events Centre, these additional funds of $3,000 are to account for increased catering costs.
2. Seniors Afternoon Tea: Scheduled for the first week in June as part of Seniors Week, the cost is $6,000 each for two new events for seniors for a total of $12,000. Locations would be at the West Langley Hall and TBA.
3. Pioneers Luncheon: This is scheduled for June 8 and the additional $3,000 is to account for increased catering costs.
4. Canada Day: As per above, this would be for up to $30,000 for fireworks or drones pending Council's direction.
5. Summer Nights: This will run during July and August. The enhancement of $5,500 would provide for a movie-in-the-park evening as well as additional concerts.
6. RCMP vs Firefighters Water Battle: This previously ran as part of the one-time funded Township 150 celebrations, and it would be a part of Summer Nights with its own funding of $2,500.
7. Holiday Lights Walk: Running in December, funds of $94,000 are necessary for required electrical improvements and additional light displays and equipment.
    a. $50,000 for electrical improvements so generators are not required.
    b. $44,000 for additional light displays and equipment.

Christmas in Williams Park
Considering the Township's new initiative, the Holiday Lights Walk, the Parks Operations department is shifting its focus to ensure the success of this upcoming event. Recognizing the financial implications of this change, it is recommended that Council consider pre-approval of grant funding for $25,000 for Christmas in Williams Park Society (CIWP). While the Township previously contributed to the even through staff support and the associated costs, this would empower the society to take charge of their own set-up and take-down processes. Parks Operations, if required, will provide support regarding electrical connections and lighting layout plans.

It is important to note that the current Community Grant Program (Attachment A) only allows for a funding allocation of up to $10,000 for multi-day events, so a provision of $25,000 to CIWP will require approval from Council.

Financial Implications:
All event enhancements noted will be sourced from the current operating funds allocated to the Community Events Enhancement budget.

The request to provide pre-approved grant funding to CIWP totals $25,000 funded from the Community Grant Program.

Respectfully submitted,

Christine Blair
DIRECTOR
for
RECREATION, ARTS, AND CULTURE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Public Works Division	A. Ruhl

ATTACHMENT A Community Grant Program Council Policy No. 06-022

Township of Langley
Est. 1873

ATTACHMENT A

COUNCIL POLICY

Subject: Community Grant Program

Policy No:	**06-022**
Previous Policy No:	**02-021**
Approved by Council:	**1998-08-24**
Revised by Council:	**2011-01-31**
Revised by Council:	**2014-03-03**
Revised by Council:	**2016-07-25**
Revised by Council:	**2017-03-27**
Revised by Council:	**2018-04-09**
Revised by Council:	**2019-11-18**
Revised by Council:	**2021-04-12**
Revised by Council	**2023-09-25**

1. Purpose

1.1 To provide annual grants to non-profit groups and organizations serving the Township of Langley and its residents.

2. Background

2.1 Non-profit groups and organizations serving the Township and its residents provide benefits to the community.

3. Related Policy

3.1 06-021 – Capital Improvement Grant Program

4. Policy

4.1 The application criteria and information, as amended by the Director designated as the administrator of the Community Grant Program and approved by Council.

5. General Grant Criteria

5.1 Proof of Non-Profit Status

The application must be a registered non-profit group or organizations serving the Township of Langley and must provide proof of non-profit status with their application.

5.2 Financial Disclosure

The application must demonstrate that all other avenues of income generation have been pursued. The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

5.3 Membership

The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

5.4 Community Served

Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.

5.5 Accountability

All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in-review report which includes an overview of how Township funding was used in the previous year (if applicable).

5.6 Acknowledgement

All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is
recognized.

5.7 Project Eligibility

Applications for funding of grants must:

- Demonstrate benefit to the Township of Langley
- Involve local residents
- Be held in the Township of Langley
- Promote the identity of Langley
- Enhance the quality of life for Township residents

5.8 Sustainability Goals

Each application must directly contribute to the Township's Sustainability Goals, available at tol.ca/sustainability charter.

5.9 Approval of Annual Grants

Where Council has previously approved annual grants to organizations, staff will include these previously approved grants as part of the grant approval process for Council review and consideration.

6. Miscellaneous Grants

6.1 Remembrance Day

6.1.1 Fly-By Grant

Costs associated with the Fly-By activities for Remembrance Day ceremonies held in the Township may be eligible for reimbursement up to a maximum of $1,500.

6.1.2 Remembrance Day Ceremonies

Grants of up to $5,000 are available to organizers of Remembrance Day ceremonies held in Aldergrove, Fort Langley, and Murrayville.

6.2 Community Associations Grant

6.2.1 Grants of up to $1,000 are available to one community association in each of the seven defined communities:

- Aldergrove
- Brookswood/Fernridge
- Fort Langley
- Murrayville
- Walnut Grove
- Willoughby
- Willowbrook

6.2.2 Council adopted specific criteria outside of general grants criteria for the Community Association grant category as follows:

6.2.2.1 That applicants must be registered non-profit groups or organizations with a valid society certificate.

6.2.2.2 That applicants must have a minimum 25 members who reside in the community that an association deems to represent and more than 50% of the association’s members must be Township residents.

6.2.2.3 That applicants must provide an annual membership list with addresses of members for Township staff and Council to review in consideration of their funding requests.

6.2.2.4 That applicants must provide an annual list of their Board of Directors with addresses for Township staff and Council to review in consideration of their funding requests; and that all Directors are residents in the community covered by the association.

6.2.2.5 That applicants must present a list of activities that they plan to undertake during the year in which a grant is being requested.

6.2.2.6 That the activities that the applicants propose to undertake are impartial and not politically based in any form and focused on community and neighbourhood building.

6.2.2.7 That the applicant association does not support/endorse candidates or individuals in municipal and/or other government elections.

6.2.2.8 That the applicant association remains neutral in its collection of community feedback and input and presents such data to Council without promoting one position over another, other than revealing the results.

6.2.2.9 That the applicant association must provide copies of its current bylaws and constitution for Council and staff to review annually in consideration of their grant.

6.2.2.10 That the applicant association provide annual financial statements, minutes of their last AGM and a summary of their initiatives undertaken during the past year that it has received a grant.

6.2.2.11 That the applicant must acknowledge the financial contribution of the Township of Langley on their websites, but not on any materials pursuant to their activities in the community, unless otherwise pre-approved by Council or staff.

6.3 Community Grant – General

6.3.1 In additional to the general criteria, applications for funding of community grants must substantively meet four out the five project eligibility requirements including:

- Demonstrating benefit to the Township of Langley
- Involve Township of Langley residents
- Be held in the Township of Langley
- Promoted the identity of the Township of Langley
- Enhance the quality of life for Township of Langley residents.

6.3.2 A maximum of one Community Grant – General may be awarded to an organization in a calendar year.

6.3.3 Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applications based on an organization having received previous grant awards.

6.3.4 The maximum grant amount is $2,500.

6.3.5 Grants may be pro-rated based on the number of Township residents served.

6.4 Dry Grad Event

6.4.1 Dry Grad activities are private celebrations that are organized by parents or members of the school community and are alcohol and drug free.

6.4.2 Requests for grants from Township of Langley public high school dry grad committees that support the promotion of alcohol and drug free events are considered in this category.

6.4.3 Maximum one grant per school and a maximum of $1,500.

6.5 Combined Format Events

6.5.1 In years where Provincial Health Orders restrict the number of community residents that can participate in programs, projects and events organized by community organizations that is below the required minimum number of participants stipulated by grants criteria, Council may approve grants that are based on a virtual/physical combination delivery format, and furthermore:

6.5.2 That the upper limit for the Combined Format Events category grant be set at $5,000 and be awarded on condition that the organization provide a list of ten (minimum) local community-based artists and performers that will be paid artist fees with the funding received from the Township of Langley.

6.6 Scholarship Grants

6.6.1 Township Public High Schools

6.6.1.1 Requests for grants from Township of Langley public high schools (9) are considered in this category. Scholarships are considered for Township public high schools up to $2,000 per school; up to $1,000 available for Apex Secondary School.

a. Aldergrove Community Secondary School
b. Apex Secondary School
c. Brookswood Secondary School

d. D.W. Poppy Secondary School
e. Langley Fine Arts School
f. Langley Fundamental school
g. Langley Secondary School
h. R.E. Mountain Secondary School
i. Walnut Grove Secondary School

6.6.2 Langley Independent High Schools

6.6.2.1 Requests for grants from Langley independent high schools (6) are considered in this category and will be awarded annually as follows:

a.	Credo Christian High School	$1,000
b.	Langley Christian School	$1,000
c.	Aldergrove Christian Academy	$500
d.	Fraser Valley Adventist Academy	$500
e.	King's School	$500
f.	Whytecliff Agile Learning Centre	$500

6.6.3 Scholarship grants for public schools are administered through the Langley School District Foundation Scholarship Committee.

6.6.4 Scholarship grants for independent schools are administered through the independent school principal or designate and Township staff – based on criteria developed for each school.

6.6.5 All scholarship grants shall be granted only to Township of Langley residents.

6.6.6 Mayor or designate is to be invited to present Township scholarship awards at each public (9) and independent school (6) graduation event.

6.7 Banner Grants

6.7.1 Community organization banner programs must remain compliant with Policy 06-019.

6.7.2 Community organizations cannot use grant funding for banners that advertise or promote special events.

6.7.3 A fixed budget envelope will be allocated for banner grants each year. Grant funds will be prorated and allocated based on the total number of banner installations in each community.

7. Parade and Festival Grants

7.1 Major Festivals

7.1.1 One day to a maximum of $5,000 per event. More than one day, a maximum of $10,000 per event.

Grants may be available to:

7.1.1.1 Township of Langley based community non-profit groups staging events within the Township of Langley are eligible
7.1.1.2 Groups who have an event/festival business plan and a multi-year budget
7.1.1.3 Groups that stage events or festivals that have attracted a minimum attendance of ten thousand or more residents/visitors in the prior year

7.1.2 Recipients of Major Festival Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

7.1.3 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

7.2 Minor Festival Grant

7.2.1 Minor Festivals Grants by which non-profit groups may qualify for funding up to $5,000, conditional on meeting all existing community grant criteria and upon meeting two of the three additional criteria defined as follows:

7.2.1.1 The group or society is a recognized service club having served the Township of Langley for more than 10 years; has had a significant track record of service to the community inclusive of fundraising; and has made significant gifts to community residents, community groups, and/or other community causes that has resulted in an improvement and enhancement to the social/cultural sustainability of the Township of Langley.

7.2.1.2 The group or society has organized a past community festival, celebration, or event that has drawn audiences greater than 5,000 people into the Township of Langley.

7.2.1.3 The group or society has sufficiently demonstrated it has capacity to organize a festival, celebration, or event that would attract a minimum 5,000 people to the Township of Langley. Such capacity sufficiently demonstrated by the number of volunteers it has committed to the event, the number of sponsors it has secured prior to its application for funding, the existence of an events

marketing/plan and a past record of community events it has previously organized.

7.2.2 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

7.3 Parades Grant

7.3.1 Each Parade Grant, to maximum of $10,000, are available to:

7.3.1.1 Township of Langley based community non-profit groups staging events within the Township of Langley.

7.3.1.2 Groups who have an event plan and a multi-year Budget.

7.3.1.3 Groups that stage events or festivals that have attracted a minimum attendance of ten thousand or more residents/visitors in the prior year.

7.3.2 Recipients of Parade Grants agree to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

7.3.3 Event organizers must ensure that the event remains compliant with all municipal, provincial and federal rules, acts, laws, and regulations. Any required permits and authorizations must be in place in advance of the event and confirmed with the Township of Langley.

7.3.4 Only one grant may be requested by the event organizer per event. Other grant requests by other groups intended for use at the same event will not be considered.

8. Annual Grant Criteria

The following criteria are established for specific Council-approved annual grants.

8.1 Langley Seniors Society

8.1.1 A recurring annual grant of $15,000 will be provided to the Langley Seniors Society to subsidize:

- Memberships for low-income seniors living in the Township of Langley. Age and income eligibility requirements are to be established by the Langley Seniors Society.
- Operational costs related to service program delivery

8.1.2 The Langley Seniors Society must notify the Township should there be any changes to eligibility requirements impacting Township of Langley residents.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-52
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-160
SUBJECT:	CAPITAL REQUEST - SMITH ATHLETIC PARK OFF-SITE WORKS		

RECOMMENDATION:

That Council authorize $750,000 for the engineering design of infrastructure components related to the Smith Athletic Park and Smith Neighborhood Plan. Funding required is $377,685 from Roads DCC, $306,900 from Stormwater DCC, and $65,415 from the Capital Projects Reserve.

ANALYSIS:

On February 26, 2024, Council adopted a resolution regarding Smith Athletic Park including the following sections:

> That Council endorses staff proceeding with Phase 1 Onsite and Offsite Detention Works within the proposed budget envelope of $9.2M funded by Stormwater Development Cost Charges, to be further refined;
>
> That Council endorses staff proceeding with final design and confirmation of actual budget requirements to construct 208A Street from 76th Avenue to the 212th Connector, maximizing on-street parking possibilities, to be completed before or along with Phase 1;
>
> That Council endorses staff proceeding with final design and confirmation of actual budget requirements to complete 76th Avenue from 208th street to east, maximizing on-street parking opportunities, to be completed prior to or along with Phase 1;
>
> That Council endorses staff proceeding with final design and confirmation of actual budget requirements to construct the 212th Connector from 208th to 210th Street, to be completed prior to or along with Phase 1;

Funding has previously been allocated to the design of the 212 Street Connector and the design is in progress. Funding for the design of the other infrastructure has not been previously allocated and staff recommend that two (2) new projects be established as outlined below.

Project 1	208A Street and 76 Avenue Roadworks	
Component	**Order of Magnitude Estimated Construction Cost**	**Anticipated Design Cost**
208A Street – 76 Avenue to 212 Connector	$6,500,000	$227,500
76 Avenue – 208 Street to 210 Street*	$5,500,000	$192,500
Total	**$12,000,000**	**$420,000**

*Approximately 20% of this work is not DCC eligible, reflecting the portion not fronting a community level park

Project 2	Pond 7B and Associated Works	
Component	**Order of Magnitude Estimated Construction Cost**	**Anticipated Design Cost**
Detention Pond 7B	$3,500,000	$121,500
Storm Sewer – Tank 7A to Pond 7B	$3,200,000	$111,000
Storm Sewer – Pond 7B to Crush Creek	$2,250,000	$77,500
Road 72A Avenue – 209A Street to 210 Street*	$600,000	$20,000
Total	**$9,550,000**	**$330,000**

*Work is not DCC eligible

Completion of Smith Athletic Park to its ultimate condition requires off-site roadworks including the construction of the 212 Street Connector from 208 Street to 210 Street, 76 Avenue from 208 Street to the 21100 Block, and 208A Street from 76 Avenue to the 212 Street Connector. In addition, it requires off-site storm sewer works including the construction of a storm sewer from Tank 7A within or adjacent to the Smith Athletic Park to Pond 7B at 72 Avenue and 210 Street. It would also be beneficial to include the design of Pond 7B and the outlet to Crush Creek at this time to avoid design conflicts in the future and any re-work that may be required.

The design for the 212 Street Connector between 208 Street to 210 Street is in progress and includes a four-lane divided urban arterial road standard with protected bike lanes, multi-use pathways, street and pedestrian lighting, landscaping in the median and boulevards, and a new traffic signal at 208 Street, as well as 210 Street to service the future schools. Municipal utilities along the 212 Street Connector include a new watermain, storm sewer, and sanitary sewer. Construction of the sanitary and storm sewer along the 212 Street Connector between 208 Street and 208A Street is included as part of Phase 2 of 208 Street Road Widening Project and preliminary site preparation (tree clearing) to allow for the installation of these municipal utilities is complete.

In the Master Transportation Plan, 76 Avenue between 208 Street and the 21100 Block is planned for a 20 metre wide urban collector roadway with two (2) travel lanes, on-street parking (both sides), and sidewalks. As the north side of 76 Avenue is already constructed, the design of 76 Avenue will include widening the southern half on 76 Avenue to complete the ultimate road standard with streetlighting, a sidewalk, and a landscaped boulevard.

Similarly, the design of 208A Street between 76 Avenue and the 212 Street Connector includes a 20 metre wide urban collector roadway with the same cross-section features and design considerations as 76 Avenue. Municipal utilities include a new watermain as well as storm and sanitary sewers. 208A Street is intended to be the main frontage road and access to the Smith Athletic Park.

Through a review of the existing and proposed stormwater tanks, ponds, and storm sewer infrastructure in the Smith Neighbourhood, Tank 7A at the Smith Athletic Park requires a new storm sewer to convey drainage southwards towards Pond 7B at 72 Avenue and 210 Street. As part of the comprehensive storm water management plan for this catchment, new and/or upgrades to the storm pipes along 72 Avenue/Crush Crescent is proposed to divert drainage eastward and discharge into the creeks further downstream.

Staff intend to select a preferred consultant for each project identified above through a request for a proposals process. Staff anticipate the design of the road and storm sewer works to be functionally complete by October 2024, along with updated project cost estimates.

Based on current assumptions of the required lands, staff have secured or have agreements in place for the full road dedication of 76 Avenue between 208 Street and 210 Street and 208A Street between 76 Avenue and the 212 Street Connector. Staff will work on acquiring the required lands for Pond 7B and 76 Avenue from 210 Street to the 21100 Block. Commencement and advancement of the detailed designs will confirm the required lands for each component.

Widening of 76 Avenue between 208 Street and 210 Street requires third-party utility relocations. Discussions with third-party utility providers for new infrastructure and pole relocations, cost responsibilities and associated timelines will occur once a preliminary design is completed.

Environmental Implications:

Widening of 76 Avenue at 210 Street is anticipated to require further environmental review as the widening works cross a “Class B” ditch. The construction of the 212 Street Connector near 210 Street is also anticipated to require further environmental review due to the proximity to the “Class B” ditch. In addition, drainage discharge from Pond 7B into the nearby creeks will require environmental reviews and approvals.

Financial Implications:

The road and storm sewer designs required to support the future Smith Athletic Park has been estimated at $750,000. This capital request does not include construction administration fees, land acquisition, and construction costs.

For the 208A Street and 76 Avenue Roadworks Design, according to Provincial guidance on the usage of Development Cost Charges, Miscellaneous Roads DCC’s may be utilized to fund roadworks adjacent to the development of community level parks. Roadworks on 76 Avenue from 208 Street to 208A Street are not adjacent to a community level park and are therefore not DCC eligible and required to be funded other sources.

The Pond 7B design and associated storm sewer works, except for the construction of 72A Avenue from 209A Street to 210 Street, are eligible within the Stormwater DCC program.

Township of Langley Capital Project Description						
Project Title:	208A Street and 76 Avenue Roadworks					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$420,000				
Budget Remaining						
Total Projected Cost		$420,000				

Project Description *(Phased Project)	Design of roadworks including 76 Avenue from 208 Street to the 21100 Block, and 208A Street from 76 Avenue to the 212 Street Connector.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The completion of Smith Athletic Park to its full site requires additional off-site infrastructure.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	3	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	208A Street and 76 Avenue Roadworks					
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Roads Development Cost Charges		$377,685				
Reserve: Capital Projects Reserve		$42,315				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$420,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Pond 7B design and Associated Works					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$330,000				
Budget Remaining						
Total Projected Cost		$330,000				

Project Description *(Phased Project)	Design of infrastructure to support the smith Athletic Park including Pond 7B, a new storm sewer from Tank 7A to Pond 7B and from Pond 7B to a nearby discharge point further downstream.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The completion of Smith Athletic Park to its full site requires additional off-site infrastructure.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	3	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	Pond 7B design and Associated Works					
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Stormwater Development Cost Charges		$306,900				
Reserve: Capital Projects		$23,100				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$330,000**				

Total Currently Unfunded						

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCE	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-44
FROM:	PROTECTIVE SERVICES DIVISION	**FILE:**	7130-01
SUBJECT:	MULTI-YEAR PURCHASE AGREEMENT – FIRE APPARATUSES		

RECOMMENDATIONS:

That Council approves a multi-year purchase agreement of fire apparatuses, including one (1) Heavy Rescue, four (4) Pumper/Engines, one (1) Aerial Tower, and one (1) Aerial Quint from Commercial Emergency Equipment Co. via a co-operative purchasing procurement process for the sum of $10,844,855.00 CAD plus taxes to be funded by $3,529,739 from the Fire equipment Replacement Reserve and the remainder funded from internal sources.

That Council approves funding from internal sources as follows to be repaid from the fire equipment replacement reserve:

- $2,500,000 from the Public Works Equipment Reserve to be repaid over the next 2 years.
- $2,000,000 from RCMP Reserve with principal to be repaid within 5 years.
- $2,000,000 from Community Amenity Contribution Reserve with principal to be repaid within 5 years.
- $3,000,000 from Neighbourhood Parkland Reserve with principal to be repaid within 6 years.

That Council approves the sale of one (1) 2018 Spartan Water Tanker (Unit #1682) to Commercial Emergency Equipment Co. for the sum of $300,000.00 CAD.

That Council approves the purchase of two (2) Mini-Pumpers from Commercial Emergency Equipment Co. via a co-operative purchasing procurement process for the sum of $1,107,772.00 CAD plus taxes from the savings realized from the multi-year purchase agreement and the sale of one (1) 2018 Spartan Water Tanker (Unit #1682).

That Council pre-approves the expenditure of $3,210,000 plus taxes from the Fire Equipment Replacement Reserve for the years 2024 to 2028 as follows:

- 2024 - $1,260,000.00 for modifications and/or equipment for one (1) Heavy Rescue, one (1) Pumper/Engine and two (2) Mini Pumpers.
- 2025 - $900,000.00 for modifications and equipment for two (2) Pumper/Engines.
- 2026 - $450,000.00 for modifications and equipment for one (1) Pumper/Engine.
- 2027 - $300,000.00 for equipment for one (1) Aerial Tower.
- 2028 - $300,000.00 for equipment for one (1) Aerial Quint.

EXECUTIVE SUMMARY:

Manufacturers are currently experiencing lead time delays between three (3) to four (4) years, additionally, the costs for fire apparatuses have increased significantly over the past few years.

The Township of Langley Fire Department (TLFD), in collaboration with the Township of Langley Equipment and Fleet and Finance Departments, have identified seven (7) fire apparatuses that are scheduled for replacement over the next five (5) years (2024-2028). Significant savings as well as reduced lead times can be achieved by entering into a multi-year purchase agreement for fire apparatuses. When paying up front in full, costs become fixed costs and base fire apparatuses will not be subject to increases. A fully insured bond will be a requirement of this agreement.

The savings realized from executing a multi-year purchase agreement, coupled with the funds from the sale of one (1) 2018 Spartan Water Tanker would also give the TLFD the ability to purchase two (2) additional Mini-Pumpers to add to our existing fire fleet.

Traditionally the TLFD would place orders for fire apparatuses based on custom specifications. Due to the current backlog of orders faced by manufacturer's, this option is no longer viable for the TLFD based on the current lead time of 42 months. This lead time is projected to move to 48 or 50 months in the near future. As a department, we have been forced to pivot and be creative by reviewing all available options. To align with our 5-year fire apparatus replacement schedule and associated timelines, has necessitated the need to order stock fire apparatuses for the next three (3) years (2024, 2025, and 2026). The TLFD would then work with the supplier/ manufacturer to modify each fire apparatus based on our specifications and requirements. Fire Apparatuses in 2027 and 2028 would return to custom ordered fire apparatuses as the timelines would again become aligned.

PURPOSE:

To seek approval from Council to finalize a multi-year purchase agreement of seven (7) fire apparatuses, effective use of internal sources to fund the multi- year purchase of fire apparatuses, sell one (1) 2018 Spartan Water Tanker (Unit #1682), purchase two (2) Mini-Pumpers and to modify and/or fully equip nine (9) Fire Apparatuses.

BACKGROUND/HISTORY:

The TLFD typically replaces front-line fire apparatus every 15 years as per National Fire Protection Association (NFPA) guidelines and industry standards. Over the past few years, the replacement timelines have been stretched due to several factors (COVID-19 pandemic, supply chain issues, longer lead times, etc.) and the TLFD has fallen behind in its replacement schedule.

The seven (7) fire apparatuses identified for replacement are as follows:

Replacement year	Apparatus details	Current age	Receive by	Age at time of replacement
2024	(1) 1994 Heavy Rescue	30 years old	Q2 of 2025	31 years old
2024	(1) 2000 Pumper/Engine	24 years old	Q2 of 2025	25 years old
2025	(2) 2007 Pumper/Engines	18 years old	Q4 of 2026	19 years old
2026	(1) 2007 Pumper/Engine	18 years old	Q4 of 2026	19 years old
2027	(1) 2012 Aerial Quint/Upgrade to an Aerial Tower	15 years old	Q2 of 2028	16 years old
2028	(1) 2013 Aerial Quint	15 years old	Q1 of 2028	16 years old

DISCUSSION/ANALYSIS:

As part of the Township of Langley Fire Department (TLFD) Capital Replacement Plan, and in collaboration with the Township of Langley (TOL) Equipment and Fleet and Finance Departments, the TLFD have identified seven (7) fire apparatuses that are scheduled for replacement over the next five (5) years (2024-2028). Significant savings as well as reduced lead times can be achieved by entering into a multi-year purchase agreement for fire apparatus. This would give the TOL and the TLFD the ability to order all seven (7) fire apparatuses up front, securing the necessary timelines required to align with the 5-year replacement schedule and to save costs. The TOL Purchasing Department would require a bond as part of this purchase agreement.

Significant staff time is required annually for the preparation and procurement of fire apparatuses. Entering into a multi-year purchase agreement will assist by streamlining the process, while creating efficiencies. The TOL Purchasing Department has an agreement in place with a co-operative purchasing group (Sourcewell/Canoe), which gives the TOL/TLFD the ability to procure from a selected supplier. In this case, our selected supplier is Commercial Emergency Equipment Co., who is the Canadian dealer for Pierce Manufacturing. Pierce Manufacturing is the largest producer of fire apparatuses in North America. The TLFD currently has three (3) Pierce fire apparatuses in our fleet, with an additional two (2) on order. If approved, this multi-year purchase agreement would bring the number of Pierce fire apparatuses to 12, and the addition of two (2) more Mini-Pumpers would increase this total to 14.

The goal of the TOL Equipment and Fleet Department as well as the TLFD is to standardize our fleet of fire apparatuses. Standardizing the fleet will not only assist from a mechanical/service perspective (ordering, parts, streamlining service and repairs) but will also assist with standardizing/ streamlining training and emergency operations, translating to not only an expedited turn-around of apparatus from mechanical repairs and servicing, but also a safer experience at emergency incidents and training events.

Respectfully submitted,

Jason de Roy
FIRE CHIEF
for
PROTECTIVE SERVICES DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Public Works Division	A. Ruhl

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-49
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0110
SUBJECT:	HOUSING AGREEMENT (QUADRA HOLDINGS LTD. / 8233 – 208B STREET)		

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Housing Agreement (Quadra Holdings Ltd.) Bylaw No. 5997.

EXECUTIVE SUMMARY:

On July 26, 2021, Council granted final reading to Bylaws No. 5725 and 5726 related to Quadra Holdings Ltd., to facilitate development of 410 rental apartment units, 127 of which were intended to be designated as affordable with the remaining 283 to be available at 10% below market rental rates.

Quadra Holdings Ltd. later amended the proposal and sold the easterly portion of the site, comprised of 199 for sale market units. The remaining 211 units in two buildings (Buildings A and B) on the westerly portion of the site were proposed as rental units, 64 of which were proposed to be affordable units and 147 units available at 10% below market rental rates. Housing Agreement Bylaw No. 5727 received final reading July 25, 2022 to reflect the amended proposal.

Currently, Quadra Holdings Ltd. proposes to establish a new Housing Agreement for 26 affordable units contained within one 84 unit building (Building B). The applicant indicates the 84 units in Building B will be funded by BC Housing, with 36 of the units as second stage housing. Building A (127 units) are proposed as for sale market units.

The proposal does not affect use and density, therefore no amendments to the previously approved Official Community Plan (OCP) and Rezoning Bylaw amendments are necessary. However, existing Housing Agreement Bylaw No. 5727 must be repealed and a new Housing Agreement Bylaw considered by Council.

PURPOSE:

To provide Council with information and recommendations regarding Housing Agreement Bylaw No. 5997.

BACKGROUND/HISTORY:

Quadra Holdings Ltd., as part of ToL Project No. 08-25-0110, applied to develop an apartment project consisting of 410 rental units in four buildings. The OCP and Rezoning Bylaw amendments (Bylaws No. 5725 and 5726) were given final reading on July 26, 2021. The proposal was later amended, and Quadra Holdings Ltd. sold the easterly portion of the site consisting of two buildings (199 units) as market units to a different developer (currently under construction).

The remaining 211 units in two buildings on the westerly portion of the site were subject to Housing Agreement Bylaw No. 5727, with all units proposed as rental, 64 of which were proposed as affordable units and 147 available at 10% below market rent. The amended Housing Agreement Bylaw was adopted July 25, 2022 to reflect that proposal.

Quadra Holdings Ltd. currently proposes to change the number of affordable units from 64 to 26. The affordable units are proposed to be all within one of the two buildings (Building B) and subject to a new Housing Agreement Bylaw No. 5997. Staff note, the current proposal requires existing Housing Agreement Bylaw No. 5727 to be repealed and a new Housing Agreement to be considered by Council. Below is a summary of the proposal's evolution:

	Original Proposal	**Amended Proposal**	**Current Proposal**
Total	410 units total • 283 for rent at 10% below market rate • 127 designated affordable	410 units total • 199 for sale market units • 147 for rent at 10% below market rate • 64 designated affordable	211 units total (Building A & B) • 127 for sale market units (Building A) • 84 units funded by BC Housing (Building B) o 26 designated affordable

DISCUSSION/ANALYSIS:

A track changes version of the currently adopted Housing Agreement is included as Attachment A. Quadra Holding Ltd. indicates the following key changes reflected in proposed Housing Agreement Bylaw No. 5997:

- Terms and conditions of the Housing Agreement applied to Building B (84 units) only; Building A (127 units) is now excluded from the agreement.
- References to the repealed DCC Waiver Bylaw 2019 No. 5462 have been replaced with the new DCC Waiver Bylaw No. 5901 (enacted June 12, 2023).
- References to the designation of 30% of residential units being affordable replaced with a designation of 26 units of Building B being affordable units.
- Definition change of "eligible tenant" and "permitted rent" to comply with DCC Waiver Bylaw No. 5901.
- Term of the agreement proposed in perpetuity where current agreement 21 years.

DCC Waiver Bylaw No. 5901 Section 3.1 (a) requires that a minimum of 30% of units in a development be identified as affordable in order to receive a DCC waiver. The applicant indicates 26 of 84 units (30.95%) will be affordable, consistent with DCC waiver requirements.

Policy Considerations:

The applicant proposes a new Housing Agreement and that Housing Agreement Bylaw No. 5727 be repealed. Staff recommend Council consider Housing Agreement Bylaw No. 5997 for first, second and third reading.

Respectfully submitted,

Stephen Richardson
DIRECTOR, COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Redlined Version of Housing Agreement

ATTACHMENT A

HOUSING AGREEMENT
Section 219 Covenant

THIS AGREEMENT is dated for reference ~~July 25, 2022~~

~~affects;~~ ,2024.

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

031-955-941
LOT 1 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP104750
(the "**Lands")**

~~AND IS~~ BETWEEN:

83 APARTMENTS WEST LTD. (Incorporation No. BC1233898) of #201, 3550 Mt. Lehman Road, Abbotsford, B.C. V4X 2M9
(the "**Owner")**

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation incorporated pursuant to the *Local Government Act,* having offices at 20338, 65 Avenue, Langley, B.C~~.,~~. V2Y 3J1 (the **"Township")**

GIVEN THAT:

A. The Owner is the registered owner of the Lands and has applied to the Township for amendments to the Yorkson Neighbourhood Plan, as well as for rezoning of the Lands to permit the construction of two hundred and eleven (211) Residential Units consisting of two (2), six (6) storey buildings ~~for the purposes of market and affordable oriented rental housing~~;

B. The Owner~~,~~ has agreed, as a condition for rezoning and issuance of the Development Permit, to the designation of at least ~~thirty (30%) per cent~~26 of the ~~Residential~~Building B Units to be operated by a ~~not-for~~Non-Profit Organization as ~~affordable~~not-for- profit rental housing (in accordance with the Township's DCC Waiver Bylaw) in lieu of payment of Development Cost Charges and Community Amenity Charges;

C. Before occupancy of any ~~Residential~~Affordable Units (defined hereafter), the Owner intends to enter into a lease/operating agreement with a Non-Profit Organization for the use and occupation of the ~~Lands~~Affordable Units for the purposes set out in this Agreement;

D. The Township may, pursuant to section 483(1) of the *Local Government Act,* enter into ~~an~~a housing agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, availability of Dwelling Units, as well as regarding rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time and may, by legal notation on title, note the agreement on title to lands;

E. The Owner and the Township wish to enter into this Agreement to restrict the use of, and construction on, the Lands to provide for housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the *Land Title Act* (British Columbia) and a housing agreement under section 483 of the *Local Government Act~~,~~* (British Columbia);

F. The Council of the Township has enacted a bylaw under section 483 of the *Local Government Act* (British Columbia) to enter into this Agreement.

In consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the Township covenant and agree as follows:

ARTICLE 1

DEFINITIONS AND INTERPRETATION

1.1 Definitions - In this Agreement the following words have the following meanings:

~~(i) "Affordable Unit" means each of not less than sixty four (64) Residential Units, the location of which is shown in Appendix A2, which Affordable Units will only be occupied by one or more Eligible Tenants;~~

(a) **"Affordable Units"** means twenty-six {26) of the Building B Units, and any one, an **"Affordable Unit";**

~~(ii)~~(b) **"Agreement"** means this Housing Agreement/Section 219 Covenant together with the General Instrument, including the Appendix and priority agreement attached hereto;

~~(iii)~~(c) "BC Housing" means ~~the~~ British Columbia Housing Management Commission or any successor organization or authority that assumes the powers and obligations of ~~the~~ British Columbia Housing Management Commission;

~~(iv) **"Buildings**~~**(**d)**"Building A"** means ~~the two (2),~~ six (6) storey ~~buildings~~building containing ~~two~~one hundred and ~~eleven (211~~twenty-seven (127) Residential Units and identified as Building A on the plan included in the Appendix;

(e) **"Building A Units"** means any of the one hundred and twenty seven (127) Residential Units contained in Building A;

(f) **"Building B"** means the six (6) storey building containing eighty four (84) Residential Units and identified as Building B on the plan included in the Appendix, which building will contain Affordable Units as contemplated by the Development Authorization, and includes any portion of any such building or structure, but does not include temporary buildings or structures on the Lands during the period of, and required for the purposes of, any construction contemplated by the Development Authorization;

(g) **"Building B Units"** means any of the eighty-four **(84)** Residential Units contained in Building B, and any one, a **"Building B Unit";**

~~(v)~~ (h)"**DCC Waiver Bylaw"** means Township of Langley Development Cost Charge Waiver for ~~Affordable and Supportive~~Not- For-Profit Housing Bylaw ~~2019 No. 5462~~5901, as enacted as of the date of the earlier of the subdivision of the Lands or the issuance of a building permit for Building B on the Lands;

~~(vi)~~ (i)"**Development"** means the two hundred and eleven (211) Residential Units, together with ancillary uses to be constructed on the Lands, as approved by the Township through its Development Authorization process;

~~(vii)~~(j)**"Development Authorization"** means the rezoning, and if applicable, the Subdivision, of the Lands and the Development Permit(s), the Building Permit(s) to be issued by the Township authorizing development of the Lands, or any portion thereof;

(k) ~~(viii)~~**"Dwelling Unit"** has the meaning given in the Township's Zoning Bylaw;

(l) ~~(ix)~~**"Eligible Tenant"** means a tenant ~~or Tenants~~ of an Affordable Unit whose collective ~~annual before-tax~~ Income does not exceed one hundred twenty percent (120%) of the ~~then current Housing Income Levels ("HILS"), as amended from time~~income required to ~~time, published~~rent an Affordable Unit, with the income required being equal to the applicable rental rate multiplied by ~~British Columbia Housing Management Commission or its successors in function~~twelve (12), and then divided by 0.27;

(m) ~~(x)~~**"General Instrument"** means the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all appendices and addenda to the Form C charging the Lands and citing these ~~Standard Charge Terms~~terms of instrument;

(n) ~~(xi)~~**"Income"** means the total income before tax from all sources of ~~a~~an Eligible Tenant;

(o) ~~(xii)~~**"Lands"** means the land described ~~in~~ on page 1 above and in Item 2 of the General Instrument and any part, including the Buildings or any portion of the Buildings, into which the Lands are Subdivided;

(p) ~~(xiii)~~**"LTO"** means the Land Title Office in Vancouver/New Westminster, British Columbia or its successor;

~~(xiv) **"Market Rent"** means the market rent payable in the Township for accommodation similar to the Residential Units, as determined by the Canada and Mortgage Housing;~~

~~(xv) **"Market Unit"** means all Residential Units, excluding the Affordable Units, occupied by a Resident whose Rent is based on the Market Rent for the Township (less 10%);~~

(q) ~~(xvi)~~**"Non-Profit Organization"** has the meaning ascribed in the DCC Waiver Bylaw;

(r) ~~(xvii)~~**"Operating Agreement"** means the agreement to be entered into between ~~the Owner~~BC Housing and ~~the~~a Non-Profit Organization;

(s) ~~(xvii)~~**"Owner"** means the Transferor described in the General Instrument, and any permitted successor or assign, and includes any future or subsequent owner of ~~the Lands,~~ a ~~Residential~~Building B Unit~~,~~ or ~~Residential~~Building B Units;

(t) ~~(xviii)~~**"Permitted Rent ~~(Affordable)"~~"** means, for an Affordable Unit, the maximum rent the Owner may charge an Eligible Tenant for an Affordable Unit, which Permitted Rent ~~(Affordable) shall be Market Rent less twenty~~shall be no more than ten percent (10%) below the median rent for similarly sized units in the Township, based on data published by Canada Mortgage and Housing Corporation, or its successor in function, from time to time;
~~(20) percent, or as determined by the Non-Profit Organization, whichever is less;~~

~~(xiii) **"Permitted Rent (Market)"** means, for a Market Unit, the maximum rent the Owner may charge a Resident for a Market Unit, which Permitted Rent (Market) shall be Market Rent less ten (10) percent;~~

(u) ~~(xxi)~~**"Related Person"** means, where the registered or beneficial Owner of the ~~Rental Housing~~Affordable Units, is:

~~(a)~~(i) a corporation (as such term is defined in the *Business Corporations Act* (British Columbia), then a Related Person is:

(A) - an officer, director, or shareholder of such Owner or of another entity which is a shareholder of such Owner; or

(B) - the spouse, parent, child, sibling, niece, or nephew of any such officer, director or shareholder; or

~~(b)~~(ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece, or nephew of such individual;

(v) ~~(xxii)~~**"Rental Purposes"** means a Residential Unit which is not occupied by the Owner or by a Related Person, but which is made available by such Owner to the general public, at arms-length, for use as rental accommodation for Permitted Rent, and occupied by a Resident and governed by a Tenancy Agreement ~~as defined in section 1 of the *Residential Tenancy Act*, SBC 2002, c 78, as amended or replaced from time to time,~~ between the Owner, or a Non-Profit Organization, and a Resident;

(w) ~~(xxiii)~~ **"Resident"** means a person other than a Related Person who inhabits a Residential Unit as his or her principal place of residence ~~by way of a Tenancy Agreement~~;

(x) ~~(xxiv)~~ **"Residential ~~Unit"~~Unit"** means any of the Dwelling Units contained in Building A and Building B to be constructed on the Lands as part of the Development~~, comprised of all Market Units and Affordable Units~~;

~~(xxv) **"Statutory Declaration"** means a Statutory Declaration in the form attached as Appendix 1 to this Agreement~~;

(y) ~~(xxvi)~~ "**Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*~~,~~ (British Columbia), the *Strata Property Act*~~,~~ (British Columbia), or otherwise, and includes the creation, conversion, organization or development of "~~cooperative units~~" ,"cooperative interests" or "shared interests in land" as defined in the *Real Estate Development Marketing Act*~~,~~ (British Columbia);

(z) ~~(xxvii)~~ **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement as defined in section 1 of the *Residential Tenancy Act* (British Columbia), as amended or replaced from time to time, between the Owner, or ~~Provider~~a Non-Profit Organization, and a Resident granting that Resident the right to occupy a Residential Unit;

(aa) ~~(xxviii)~~ **"Term"** means the term of this Agreement as set out in section 2.2;

(bb) ~~(xxix)~~ **"Township"** means The Corporation of the Township of Langley or any employee, contractor, agent, delegate or assignee designated by Township Council to act on its behalf with respect to this Agreement or any rights or powers granted to the Township hereunder; and

(cc) ~~(xxx)~~ **Zoning Bylaw"** means Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time

1.2 Interpretation - In this Agreement:

(a) reference to the singular includes reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

(f) the provisions of the *Interpretation Act* {British Columbia) with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes agents, officers and invitees of the party;

(j) reference to "day" "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

1.3 Purpose of Agreement- The Owner and the Township agree that this Agreement is intended to service the public interest by:

(a) restricting occupancy of the ~~Residential~~Affordable Units to Eligible Tenants; and

(b) ensuring that each and every ~~Residential~~Affordable Unit shall, at all times, be used for Rental

Purposes and made available solely to Eligible Tenants.

1.4 ~~Appendices -~~Appendix - The following ~~appendices are~~appendix is attached and form part of this Agreement:

~~(a) Appendix 1 Statutory Declaration~~

~~(b)~~(a) Appendix ~~2~~ - Location of ~~Affordable Units~~Buildings.

~~(c) Appendix 3 - Operating Agreement.~~

ARTICLE2

USE OF LAND

~~1.2~~ Land Use Restrictions - The Owner covenants and agrees with the Township that:
2.1 ~~the Lands and~~

(a) all ~~Residential~~Building B Units must be used and occupied only in strict accordance with this Agreement;

(b) the Owner will at all times ensure that ~~the Lands are~~Building B is used and occupied in compliance with all statutes, laws, regulations, and orders of any authority having jurisdiction and without limiting the generality of the foregoing ~~all~~all bylaws of the Township and all federal, provincial, municipal, or local laws, statutes ~~or,~~ regulations, permits, development permits, or remedial action requirements relating to environmental matters, including all rules, regulations, policies, guidelines, criteria, or the like promulgated under or pursuant to any such laws;

(c) the Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement will be registered against title to the ~~Lands~~Building B Units as a Section 219 Covenant and that a notice under ~~subsection~~section 483(5) of the *Local Government Act* will be filed on the ~~title to~~titles of the ~~Lands~~Building B Units at the LTO;

(d) it will pay all development cost charges and applicable community amenity contributions, unless, before the rezoning of the Lands and issuance of any Development Authorizations, both it and the Township agree, in writing, to the designation of at least ~~thirty (30%) per cent~~26 of the ~~Residential~~Building B Units to be operated during the Term by a ~~not for~~Non-Profit Organization as Affordable Units and otherwise ~~comply~~in compliance with all obligations set out in the DCC Waiver Bylaw;

(e) the Lands~~, will not~~ may be Subdivided and stratified during the Term; and

(f) the Owner will not apply for a building permit for any construction or development on the Lands unless and until the Owner complies with the requirements of section 2.1(d) of this Agreement.

2.2 Term - This Term of this Agreement shall commence on execution of this Agreement and remain in effect ~~for twenty-one (21) years~~in perpetuity after the date of issuance of the last occupancy permit ~~issues~~issued for the Development

ARTICLE 3

GENERAL TENANCY RESTRICTIONS

3.1 Owner Covenants Regarding Use – The Owner ~~covenant~~covenants and agrees with the Township in respect of the use of ~~the Lands and any Residential Unit~~Building B and the Building B Units on, or to be constructed on, the Lands that:

(a) the ~~Lands~~Building B Units will not be used or occupied in any way that is inconsistent with the terms of this Agreement;

(b) during the Term, it will not allow any Residential Unit located in Building B to be used or occupied, except for Rental Purposes, pursuant to a Tenancy Agreement;

(c) it hereby authorizes the Township to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement;

(d) the ~~Residential~~Building B Units must be designed and constructed in accordance with the Development Authorizations and to the same standard, in terms of layout, workmanship and materials, as the balance of the Residential Units on the Lands;

(e) without limiting the generality of section 3.~~1~~1(d), all Residential Units shall be designed and constructed to the same standards; and

~~(f) the Affordable Units shall be constructed at the same time as the Market~~each of the Building B Units~~;~~

~~(g)~~(f) ~~parking stalls~~ will be ~~constructed~~given one (1) parking stall and ~~assigned to each of~~ the ~~Residential Units~~visitor parking will be in accordance with the Zoning Bylaw~~; and~~.

~~(h) it will keep and maintain or cause to be kept and maintained, the Building and the Residential Units and all parts thereof in good repair and in a safe, clean, neat, and tidy condition, reasonable wear and tear, excepted, and will insure, or cause to be insured, the Residential Units to the full replacement cost, against perils normally insured against by strata corporations and owners of similar property in the Township of Langley by reasonable and prudent owners of similar residential units, buildings, and lands.~~

3.2 ~~The~~ Owner Covenants Regarding Building B Units – The Owner covenants and agrees with the Township that the Owner will not:

(a) be issued ~~with~~ a Development Authorization unless the Development Authorization includes all ~~Residential~~Building B Units; and

(b) occupy, or permit any person to occupy any ~~Residential~~Building B Units, in part or in whole, constructed on the Lands and the Township will not be obligated to permit occupancy of any ~~Residential~~Building B Units constructed in ~~a~~ Building B until all ~~of~~ the following conditions are satisfied:

(i) the ~~Residential~~Building **B** Units have been constructed in accordance with the Development ~~Authorizations~~Authorization;

(ii) the ~~Residential~~Building **B** Units have received final building permit inspection granting occupancy; and

(iii) the Owner is not in breach of any of its obligations under this Agreement or any other agreement between the Township and the Owner in connection with the construction of the ~~Residential~~Building B Units.

3.3 Affordable Unit to Eligible Tenant – The Owner must not rent, lease, license, or otherwise permit occupancy of any ~~Residential~~Affordable Unit except to ~~a~~an Eligible Tenant and except in accordance with the following additional conditions:

(a) the ~~Residential~~Affordable Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) no ~~Residential~~Affordable Unit shall be rented on less than a thirty (30) days rental period, whatsoever;

~~(c) rent for the Market Units shall be not exceed the Permitted Rent (Market); and~~

~~(d)~~(c) each and every Affordable Unit shall only be rented to an Eligible Tenant for not more than the Permitted Rent ~~(Affordable).~~;

(d) the Owner will:

(i) ensure that all Eligible Tenants shall be permitted access to all common property and other common areas, facilities, and indoor and outdoor amenities, regardless of whether the Lands are Subdivided or stratified; and

(ii) in its capacity as owner of the Affordable Unit, not require the Eligible Tenant to pay any strata fees, strata property contingency reserve fees, or any extra charges or fees charged by the strata corporation for use of any common property, limited common property, or other common areas, facilities, or amenities, including without limitation sanitary sewer, storm sewer, water, other utilities, property or similar **tax;** provided, however, that, an Owner may charge the Eligible Tenant the cost, if any, of providing cable television, telephone, other telecommunications, gas, or electricity fees, Township fees and charges or fines relating to the Eligible Tenant's activities or use, provided that if the Affordable Unit is part of a strata corporation, the Owner shall not charge the Eligible Tenant any of the foregoing costs which are included as part of the strata or similar fees charged by such strata corporation;

(e) the Owner will include in the Tenancy Agreement a clause requiring the Eligible Tenant and each permitted occupant of the Affordable Unit to comply with this Agreement;

(f) the Owner will include in each Tenancy Agreement provisions entitling the Owner to terminate the Tenancy Agreement in accordance with the *Residential Tenancy Act* if:

I. an Affordable Unit is occupied by a person or persons other than an Eligible Tenant;

II. the Affordable Unit is occupied by more than the number of persons the Township's building inspector determines can reside in the Affordable Unit given the number and size of bedrooms in the Affordable Unit and in light of any relevant standards set by the Township in any bylaws of the Township

III. The Affodable Unit remains vacant for three consecutive months or longer, except in the case where the Affordable Unit is under repair, notwithstanding the timely payment of rent; and/or

IV. the Eligible Tenant subleases the Affordable Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the Township to forthwith provide to the Eligible Tenant a notice of termination. The notice of termination shall provide that the termination of the tenancy shall be effective thirty (30) days following the date of the notice of termination;

(g) the Tenancy Agreement will identify all occupants of the Affordable Unit and will stipulate that anyone not identified in the Tenancy Agreement, excepting children born to or adopted by Eligible Tenants during the term of the Tenancy Agreement, will be prohibited from residing at the Affordable Unit for more than thirty (30) consecutive days or more than forty-five (45) days total in any calendar year; and

(h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the Township upon written request.

3.4 Vacating Affordable Unit – If the Owner has terminated the Tenancy Agreement, then the Owner shall, subject to applicable law, including the *Residential Tenancy Act*, use commercially reasonable efforts to cause the Eligible Tenant and all other persons that may be in occupation of the Affordable Unit to vacate the Affordable Unit on or before the effective date of termination.

~~3.4~~3.5 Demolition – The Owner must not demolish any Residential Unit unless the Owner first obtains a demolition permit from the Township. The Township shall provide a demolition to the Owner in the following circumstances:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the owner that it is no longer reasonable or practical to repair or replace any structural component of the Residential Unit, and the Owner has delivered to the Township a copy of the engineer's or architect's report; or

(b) the Building in which a Residential Unit is located is damaged or destroyed, to the extent of 49% or more of its value above its foundations, as determined by the Township in its sole discretion.

~~3.5~~3.6 Redevelopment – Should a demolition permit be issued in accordance with section 3.~~4~~5, the Lands shall not be redeveloped unless such redevelopment includes the provision of not less than the number of ~~Residential~~Affordable Units that were demolished.

~~3.6~~3.7 Management and Long-Term Maintenance -The Owner covenants and agrees with the Township that, in order to ensure the long-term maintenance of the ~~Residential~~Building B Units, it will ensure that it or the Non-- Profit Organization will furnish good and efficient management of the ~~Residential~~Building **B** Units and will permit representatives of the Township to inspect the ~~Residential~~Affordable Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act.* The Owner further covenants and agrees with the Township that it will ensure that the ~~Residential~~Affordable Units are maintained in a good state of repair and fit for habitation and will comply with all laws, including health and safety ~~standards~~enactments applicable to the Lands.

~~3.7 Tenancy Restrictions -The Owner further covenants and agreed with the Township as follows:~~

~~(a) Notification of this Agreement - The Owner of any Residential Unit must in every Tenancy Agreement:~~

~~(i) disclose the existence of this Agreement;~~

~~(ii) disclose the restrictions applicable to the Residential Unit under this Agreement;~~

~~(iii) ensure every tenancy for the rental of a Residential Unit and every purchase and sale agreement is made conditional upon complying with section 3.7(b), whichever is applicable, of this Agreement; and~~

~~(iv) provide the prospective Eligible Tenant with a copy of this Agreement;~~

~~(b) Statutory Declaration -At least seven (7) days prior to the occupation of an Residential Unit by an individual, the Owner of the Residential Unit who is renting to the individual must collect and store for a period of two years a Statutory Declaration, in the form set out in Appendix "1" sworn by the individual under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the Statutory Declaration;~~

~~(c) upon written request by the Township, the Owner must provide the Township with a copy of the Statutory Declaration, such copy to be used only in accordance with the Township's requirements under the *Freedom of Information and Protection of Privacy Act,* as amended or replaced from time to time; and~~

~~(d) Applies to all Owners - For clarity, the restrictions in this section 3.7 shall apply to Owners of all Residential Units.~~

~~provide the prospective Eligible Tenant with a copy of this Agreement;~~

~~(b) Statutory Declaration -At least seven (7) days prior to the occupation of an Residential Unit by an individual, the Owner of the Residential Unit who is renting to the individual must collect and store for a period of two years a Statutory Declaration, in the form set out in Appendix "1" sworn by the individual under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the Statutory Declaration;~~

~~(c) upon written request by the Township, the Owner must provide the Township with a copy of the Statutory Declaration, such copy to be used only in accordance with the Township's requirements~~

~~under the *Freedom of Information and Protection of Privacy Act*, as amended or replaced from time to time; and~~

~~(d) Applies to all Owners - For clarity, the restrictions in this section 3.7 shall apply to Owners of all Residential Units.~~

3.8 Application of Agreement – The Owner acknowledges and agrees that this Agreement will apply to ~~the Lands and upon the~~ Building ~~that is to be constructed on the Lands~~B and the Building B Units, including for certainty all the Affordable Units.

3.9 Owner's Duty to Comply- The Township may provide written notice, in accordance with section 7.8 to the Owner of any matter involving a failure by the owner or the Non-Profit Organization to comply with this Agreement ~~or the Operating Agreement~~ and upon receipt of such notice, the Owner shall take all necessary steps at its own expense to bring itself back into compliance with this Agreement~~ or the Operating Agreement.~~. Any failure or inability by the Owner to comply with this Agreement within thirty (30~~)~~) days of receiving notice from the Township shall constitute a default of this Agreement and shall entitle the Township to exercise any of its rights in respect such default under this Agreement, including its rights under Article 5.

3.10 Binding on Strata Corporation – This Agreement will be binding upon all strata corporations (each a **"Strata Corporation")** created upon any strata title Subdivision of the Lands or any Subdivided parcel of the Lands that contain the Affordable Units.

3.11 Strata Bylaw of No Force and Effect – Any Strata Bylaw which prevents, restricts, or abridges the right to use the Building B Units as non-market rental accommodation will have no force and effect.

3.12 No Strata Bylaw Regarding Use of Building B Units – No Strata Corporation shall pass any Strata Bylaws preventing, restricting, or abridging the use of the Building B Units as rental accommodation.

3.13 No Strata Bylaw for Extra Charges for Affordable Unit – No Strata Corporation shall pass any Strata Bylaw or approve any levies which would result in only the Owner or the Eligible Tenant of an Affordable Unit paying any extra charges or fees for the use of any common property, limited common property, or other common areas, facilities, or indoor or outdoor amenities of the strata corporation, except where all residents of Residential Units are also required to pay the same user fee.

3.14 No Strata Bylaw Restricting Access to Eligible Tenants – No Strata Corporation shall pass any Strata Bylaw which purports to restrict access to Eligible Tenants to all common property, or other common areas, facilities, or indoor and outdoor amenities, regardless of whether the Lands are Subdivided or stratified.

ARTICLE4

ADMINISTRATION OF THIS AGREEMENT

4.1 Township to Administer- Except as otherwise provided for in this Agreement, the Township may monitor, administer, enforce and implement the terms of this Agreement.

4.2 Township Inquiries – The Owner hereby irrevocably authorizes the Township to make such inquiries as it considers necessary with the Owner, any strata corporation or otherwise in order to confirm that the Owner and any occupiers of any part of ~~the Lands~~Building B are complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the Township to provide such information to the Township.

4.3 Operating Agreement – The Owner must as of the date of issuance of the first occupancy permit for any Affordable Unit file with the Township a copy of the operating and management agreement between the Owner and the Non-profit Organization and must within 30 days of executing any amendment or new agreement deliver a copy to the Township in accordance with section 7.8.

ARTICLE 5
DEFAULT AND REMEDIES

5.1 Specific Performance - The Owner acknowledges and agrees with the Township that:

(a) damages are not an adequate remedy to the Township in respect of any breach of this Agreement by the Owner;

(b) specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement and that the Township is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement and shall also be entitled to its legal costs on a solicitor and client basis;

(c) it is entering into this Agreement to benefit the public interest in making the rental accommodation for Residents available;

(d) that the Township's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out; and

(e) the Township's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

5.2 Cumulative Remedies - No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude the Township from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

~~5.3 The Owner acknowledges that the Township requires the Residential Units are provided for the benefit of the community. The owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the Township $100.00 (the **"Daily Amount")** as liquidated damages and not as a penalty, due and payable at the offices of the Township on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 of each year by the amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase between that previous January 1 and the immediately preceding December 31 in the Consumer Price Index. The owner agrees that payment may be enforced by the Township in a court of competent jurisdiction as a contract debt or by adding the amount to taxes for the Lands as taxes in arrears.~~

~~5.4 Rent Charge. By this section, the owner grants to the Township a rent charge under section 219 of the *land Title Act*, and at common law, securing payment by the Owner to the Township of the Daily Amount as described in section 5.3. The Township agrees that enforcement of the rent charge granted by this section~~

~~is suspended until the date that is thirty (30) days after the date on which any amount due under section 5.3 is due and payable to the Township in accordance with section 5.3. The Township may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver.~~

ARTICLE 6
SECTION 219 COVENANT

6.1 Agreement Constitutes Section 219 Covenant - – The Owner agrees, pursuant to section 219 of the *Land Title Act*~~,~~ (British Columbia), that:

(a) the terms and conditions of this Agreement constitute a covenant in respect of the use and occupancy of the ~~Lands~~Building B Units and annexed to and running with the ~~Lands~~titles of the Building B Units; and

(b) the Township may register this Agreement in the LTO against title to the ~~Lands~~Building B Units and any Residential Unit as a covenant pursuant to section 219 of the *Land Title Act*~~.~~ (British Columbia).

ARTICLE 7

MISCELLANEOUS

7.1 Housing Agreement - The Owner acknowledges and agrees that:

(a) this Agreement constitutes a housing agreement entered into under section 483 of the *Local Government Act*~~,~~ (British Columbia); and

(b) the Township may register a notice of housing agreement under section 483 of the *Local Government Act* (British Columbia) in the LTO against title to the ~~Lands~~Building B Units or any Residential Unit.

7.2 Modification - This Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the Township, and provided the amended Agreement is signed by the Township and the Owner.

7.3 Indemnity - The Owner will indemnify and save harmless the Township and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the owner is responsible relating to this Agreement;

(b) the Owner's construction, maintenance, ownership, lease, operation, management or financing of the Lands or any Residential Unit; and

(c) without limitation, any legal or equitable wrong on the part of the owner or any breach of this Agreement by the Owner.

7.4 Release - The Owner by this Agreement releases and forever discharges the Township and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

(a) ownership, lease, operation or management of the Lands or any Residential Unit under this Agreement; and

(b) the exercise by the Township of any of its rights under this Agreement or an enactment.

7.5 Municipal Powers Unaffected - This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the Township under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the Township any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.6 Agreement for Benefit of Township Only~~-~~ - The Owner and the Township agree that:

(a) this Agreement is entered into only for the benefit of the Township;

(b) this Agreement is not intended to protect the interests of the Owner, any Eligible Tenant, or any future owner, lessee, occupier or ~~use~~user of the ~~Lands, a Residential Unit~~Building B Units or any portion thereof;

(c) the Township may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so and without obtaining the consent of the Owner; and

(d) upon expiry of this Agreement, the Township at the written request of the owner, will execute a release and discharge of the agreement at the cost of the Owner.

7.7 No Public Law Duty -Where the Township is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Township is under no public law duty of fairness or natural justice in that regard and agrees that the Township may do any of those things in the same manner as if it were a private party and not a public body.

7.8 Notice - Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Township addressed:

To: The Township:

The Township of Langley
Director of Community Development
20338, 65 Avenue
Langley, B.C., V2Y 3J1

And to: The ~~Owners~~Owner:

83 Apartments West Ltd.
#201, 3550 Mt. Lehman Road
Abbotsford, B.C., V4X 2M9

or to the most recent postal address provided in a written notice given by each of the parties to the other or recorded on title at the LTO. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.9 Enuring Effect - This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.10 Severability - If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.11 Waiver -All remedies of the Township will be cumulative and may be exercised by the Township in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Township exercising any or all remedies will not prevent the later exercise of any remedy for the same breach of any similar or different breach.

7.12 Sole Agreement - This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Township and the Owner respecting the use and occupation of the ~~Residential~~Building B Units, and there are no warranties, representations, conditions or collateral agreements made by the Township except as set forth in this Agreement.

7.13 Further Assurance - Upon request by the Township the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Township to give effect to this Agreement.

7.14 Covenant Runs with the ~~Lands~~Building B Units - This Agreement burdens and runs with the ~~Lands~~title of the Building B Units and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the ~~Lands~~Building B Units.

7.15 Limitation on Owner's Obligations~~.~~ - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the ~~Lands~~Building B Units.

7.16 Equitable Remedies - The Owner acknowledges and agrees that damages would be an inadequate remedy for the Township for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief ~~(~~(mandatory *or* otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.17 No Joint Venture - Nothing in this Agreement will constitute the Owner as the agent, joint venture, or partner of the Township or give the Owner any authority to bind the Township in any **way.**

7.18 Applicable Law - Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.19 Deed and Contract - By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.20 Sale of ~~Residential~~Building B Units -The Owner must not, without the prior written consent of the Township acting ~~in its sole discretion~~reasonably, sell or transfer the ~~Residential~~Building B Units~~, separately in a single~~. Notwithstanding the foregoing, the Township hereby consents to any transfer or ~~related series~~assignment of ~~transactions,~~Building B Units, in whole or in part, to Provincial Rental Housing Corporation, any Non-Profit Organization approved by BC Housing or to BC Housing.

~~7.20~~7.21 Building A Units - This Agreement in no way restrict or affect the Owner's ability or right to sell, transfer, encumber, assign, lease or in any way deal with the ~~result that when the purchaser or transferee of the Residential Units becomes the owner,~~ Building A Units. This Agreement does not apply to the ~~purchaser or transferee will be the~~ Building A Units. Concurrently with creation of separate legal titles for the Building A Units, the parties hereto, or their respective successors or assigns, will promptly execute and ~~beneficial owner of less than~~deliver all documents and instruments required to discharge and release this Agreement and the Section 219 Covenant from title of all of the ~~Residential~~Building A Units~~.~~

~~7.21~~7.22 Paramountcy - In the event of a conflict between a provision in this Agreement and a provision in the DCC Waiver Bylaw with respect to the Affordable Units, the Owner and the Township agree that the provision in this Agreement will prevail during the Term.

IN WITNESS WHEREOF, the parties hereby acknowledge that they have affixed their signatures on the ~~day and year first above written~~General Instrument - Part 1.

APPENDIX – LOCATION OF BUILDINGS



APPENDIX 1

STATUTORY DECLARATION
HOUSING AGREEMENT BETWEEN
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
AND
[INSERT NAME OF OWNER]

(the "**Housing Agreement**")

TO WITNESS:

I, _____ of _____, British Columbia, [*Print name*] [*Address*]

DO SOLEMNLY DECLARE THAT:

1. This declaration is made with respect to the Lands municipally described as _____, Langley, British Columbia and legally described as PID: _____ (the "**Lands**").

2. I am the owner of the Lands and the Residential Housing Units constructed on the Lands and make this declaration to the best of my personal knowledge and believe the statements in this declaration are true.

3. I confirm that all Residential Units are rented to a Tenant.

4. I confirm that all Affordable Units are rented to an Eligible Tenant.

5. I confirm that a not for profit organization is operating the Affordable Units.

6. This declaration is made pursuant to the Housing Agreement registered against title to the Lands.

7. I have received and reviewed a copy of the Housing Agreement and acknowledge that the terms and definitions in the Housing Agreement apply to this statutory declaration.

8. I agree to comply with the Owner's obligations under the Housing Agreement and other charges in favour of the Township registered in the Land Title Office against the Lands for so long as I am the Owner of the Lands.

9. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME AT)
_____THIS)
_____DAY OF_____, 20___)
)
)
)
_____) _____
Print name: DECLARANT
A commissioner of oaths for the)
the Province of British Columbia)
[*Affix Commissioner's stamp or seal*)
)

NOTE: A false declaration may result in a fine of up to $2000.00, up to six months' imprisonment, or both

REMOVED

APPENDIX 2– LOCATION OF AFFORDABLE UNITS



REMOVED

APPENDIX 3 - OPERATING AGREEMENT

REMOVED

CONSENT AND PRIORITY AGREEMENT

WHEREAS **HSBC BANK CANADA** (the "Chargeholder") is the holder of the following charges encumbering the following lands:

Charge	Lands
Mortgage No. CA8374105 Assignment of Rents No. CA8374106	Lots 1 and 2 Section 25 Township 8 New Westminster District Plan EPP104750
(the "Charges")	(the "Lands")

NOW, THEREFORE, in consideration of ONE DOLLAR ($1.00) paid to the Chargeholder by The Corporation of the Township of Langley (the "Transferee") and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Chargeholder hereby agrees as follows:

1. The Chargeholder hereby consents to the granting and registration of the attached Section 219 Covenant (the "Covenant").

2. The Chargeholder hereby grants to the Transferee priority over the Chargeholder's right, title and interest in and to the Lands and the Chargeholder does hereby postpone the Charge and all of its right, title and interest thereunder to the Transferee as if the Covenant had been executed, delivered and registered prior to the execution, delivery and registration of the Charge and prior to the advance of any money pursuant to the Charge.

IN WITNESS WHEREOF the Chargeholder has executed this Consent and Priority Agreement on the Form C above which form is part hereof.

REMOVED

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT
(QUADRA HOLDINGS LTD.) BYLAW NO. 5997

EXPLANATORY NOTE

Bylaw No. 5997 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments West Ltd. to secure rental housing and affordable rental units and repeals Housing Agreement Bylaw No. 5727.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HOUSING AGREEMENT

(QUADRA HOLDINGS LTD.) BYLAW NO. 5997

WHEREAS Section 483 of the Local Government Act provides that Council may enter into a housing agreement with an owner which may include terms and conditions agreed to regarding the occupancy of the housing units identified in the Agreement; and

WHEREAS Council wishes to enter into such an agreement with respect to certain housing units located in the Township of Langley;

NOW THEREFORE the Council of the Township of Langley in open meeting assembled enacts as follows:

1. This Bylaw may be cited for all purposes as “Township of Langley Housing Agreement (Quadra Holdings Ltd.) Bylaw No. 5997”.

2. The Council of the Township of Langley hereby authorizes the Corporation of the Township of Langley to enter into an Agreement with 83 Apartments West Ltd. as set out in Schedule "A", attached hereto and forming part of the bylaw (the "Agreement").

3. The lands identified in the Agreement are legally described as:

   Lot 1 Section 25 Township 8 New Westminster District Plan EPP104750

4. Upon execution of the Agreement by the Township Clerk this Agreement shall be validly entered into as authorized by this Bylaw.

5. The Township Clerk is authorized to sign and file in the Land Title Office notices of the Agreement as required by the Local Government Act.

6. Township of Langley Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727 is hereby repealed.

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE A

HOUSING AGREEMENT
Section 219 Covenant

THIS AGREEMENT is dated for reference _____, 2024.

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:
031-955-941
LOT 1 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP104750
(the "**Lands**")

BETWEEN:
83 APARTMENTS WEST LTD. (Incorporation No. BC1233898) of #201, 3550 Mt. Lehman Road, Abbotsford, B.C. V4X 2M9
(the "**Owner**")

AND:
THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation incorporated pursuant to the ***Local Government Act***, having offices at 20338, 65 Avenue, Langley, B.C. V2Y 3J1
(the "**Township**")

GIVEN THAT:

A. The Owner is the registered owner of the Lands and has applied to the Township for amendments to the Yorkson Neighbourhood Plan, as well as for rezoning of the Lands to permit the construction of two hundred and eleven (211) Residential Units consisting of two (2), six (6) storey buildings;

B. The Owner has agreed, as a condition for rezoning and issuance of the Development Permit, to the designation of at least 26 of the Building B Units to be operated by a Non-Profit Organization as not-for-profit rental housing (in accordance with the Township's DCC Waiver Bylaw) in lieu of payment of Development Cost Charges and Community Amenity Charges;

C. Before occupancy of any Affordable Units (defined hereafter), the Owner intends to enter into a lease/operating agreement with a Non-Profit Organization for the use and occupation of the Affordable Units for the purposes set out in this Agreement;

D. The Township may, pursuant to section 483(1) of the ***Local Government Act***, enter into a housing agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, availability of Dwelling Units, as well as regarding rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time and may, by legal notation on title, note the agreement on title to lands;

E. The Owner and the Township wish to enter into this Agreement to restrict the use of, and construction on, the Lands to provide for housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the ***Land Title Act*** (British Columbia) and a housing agreement under section 483 of the ***Local Government Act*** (British Columbia);

F. The Council of the Township has enacted a bylaw under section 483 of the ***Local Government Act*** (British Columbia) to enter into this Agreement.

In consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the Township covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 Definitions - In this Agreement the following words have the following meanings:

(a) "**Affordable Units**" means twenty-six (26) of the Building B Units, and any one, an "**Affordable Unit**";

(b) "**Agreement**" means this Housing Agreement/Section 219 Covenant together with the General Instrument, including the Appendix and priority agreement attached hereto;

(c) "**BC Housing**" means British Columbia Housing Management Commission or any successor organization or authority that assumes the powers and obligations of British Columbia Housing Management Commission;

(d) "**Building A**" means six (6) storey building containing one hundred and twenty-seven (127) Residential Units and identified as Building A on the plan included in the Appendix;

(e) **"Building A Units**" means any of the one hundred and twenty seven (127) Residential Units contained in Building A;

(f) "**Building B**" means the six (6) storey building containing eighty four (84) Residential Units and identified as Building B on the plan included in the Appendix, which building will contain Affordable Units as contemplated by the Development Authorization, and includes any portion of any such building or structure, but does not include temporary buildings or structures on the Lands during the period of, and required for the purposes of, any construction contemplated by the Development Authorization;

(g) "**Building B Units**" means any of the eighty-four (84) Residential Units contained in Building B, and any one, a "**Building B Unit**";

(h) "**DCC Waiver Bylaw**" means Township of Langley Development Cost Charge Waiver for Not-For-Profit Housing Bylaw 5901, as enacted as of the date of the earlier of the subdivision of the Lands or the issuance of a building permit for Building B on the Lands;

(i) "**Development**" means the two hundred and eleven (211) Residential Units, together with ancillary uses to be constructed on the Lands, as approved by the Township through its Development Authorization process;

(j) "**Development Authorization**" means the rezoning, and if applicable, the Subdivision, of the Lands and the Development Permit(s), the Building Permit(s) to be issued by the Township authorizing development of the Lands, or any portion thereof;

(k) "**Dwelling Unit**" has the meaning given in the Township's Zoning Bylaw;

(l) "**Eligible Tenant**" means a tenant of an Affordable Unit whose collective Income does not exceed one hundred twenty percent (120%) of the income required to rent an Affordable Unit, with the income required being equal to the applicable rental rate multiplied by twelve (12), and then divided by 0.27;

(m) "**General Instrument**" means the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all appendices and addenda to the Form C charging the Lands and citing these terms of instrument;

(n) "**Income**" means the total income before tax from all sources of an Eligible Tenant;

(o) "**Lands**" means the land described on page 1 above and in Item 2 of the General Instrument and any part, including the Buildings or any portion of the Buildings, into which the Lands are Subdivided;

(p) "**LTO**" means the Land Title Office in Vancouver/New Westminster, British Columbia or its successor;

(q) "**Non-Profit Organization**" has the meaning ascribed in the DCC Waiver Bylaw;

(r) "**Operating Agreement**" means the agreement to be entered into between BC Housing and a Non-Profit Organization;

(s) "**Owner**" means the Transferor described in the General Instrument, and any permitted successor or assign, and includes any future or subsequent owner of a Building B Unit or Building B Units;

(t) "**Permitted Rent**" means, for an Affordable Unit, the maximum rent the Owner may charge an Eligible Tenant for an Affordable Unit, which Permitted Rent shall be no more than ten percent (10%) below the median rent for similarly sized units in the Township, based on data published by Canada Mortgage and Housing Corporation, or its successor in function, from time to time;

(u) "**Related Person**" means, where the registered or beneficial Owner of the Affordable Units, is:

(i) a corporation (as such term is defined in the ***Business Corporations Act*** (British Columbia), then a Related Person is:

(A) an officer, director, or shareholder of such Owner or of another entity which is a shareholder of such Owner; or

(B) the spouse, parent, child, sibling, niece, or nephew of any such officer, director or shareholder; or

(ii) an individual, then a Related Person is the spouse, parent, child, sibling, niece, or nephew of such individual;

(v) "**Rental Purposes**" means a Residential Unit which is not occupied by the Owner or by a Related Person, but which is made available by such Owner to the general public, at arms-length, for use as rental accommodation for Permitted Rent, and occupied by a Resident and governed by a Tenancy Agreement between the Owner, or a Non-Profit Organization, and a Resident;

(w) "**Resident**" means a person other than a Related Person who inhabits a Residential Unit as his or her principal place of residence;

(x) "**Residential Unit**" means any of the Dwelling Units contained in Building A and Building B to be constructed on the Lands as part of the Development;

(y) "**Subdivide**" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the ***Land Title Act*** (British Columbia), the ***Strata Property Act*** (British Columbia), or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interests in land" as defined in the ***Real Estate Development Marketing Act*** (British Columbia);

(z) "**Tenancy Agreement**" means a tenancy agreement, lease, license or other agreement as defined in section 1 of the ***Residential Tenancy Act*** (British Columbia), as amended or replaced from time to time, between the Owner, or a Non-Profit Organization, and a Resident granting that Resident the right to occupy a Residential Unit;

(aa) "**Term**" means the term of this Agreement as set out in section 2.2;

(bb) "**Township**" means The Corporation of the Township of Langley or any employee, contractor, agent, delegate or assignee designated by Township Council to act on its behalf with respect to this Agreement or any rights or powers granted to the Township hereunder; and

(cc) "**Zoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time.

1.2 Interpretation - In this Agreement:

(a) reference to the singular includes reference to the plural, and vice versa, unless the context requires otherwise;

(b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

(c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

(d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

(e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

(f) the provisions of the ***Interpretation Act*** (British Columbia) with respect to the calculation of time apply;

(g) time is of the essence;

(h) all provisions are to be interpreted as always speaking;

(i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes agents, officers and invitees of the party;

(j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

1.3 Purpose of Agreement - The Owner and the Township agree that this Agreement is intended to service the public interest by:

(a) restricting occupancy of the Affordable Units to Eligible Tenants; and

(b) ensuring that each and every Affordable Unit shall, at all times, be used for Rental Purposes and made available solely to Eligible Tenants.

1.4 Appendix – The following appendix is attached and form part of this Agreement:

(a) Appendix – Location of Buildings.

ARTICLE 2
USE OF LAND

2.1 Land Use Restrictions – The Owner covenants and agrees with the Township that:

(a) all Building B Units must be used and occupied only in strict accordance with this Agreement;

(b) the Owner will at all times ensure that Building B is used and occupied in compliance with all statutes, laws, regulations, and orders of any authority having jurisdiction and without limiting the generality of the foregoing all bylaws of the Township and all federal, provincial, municipal, or local laws, statutes, regulations, permits, development permits, or remedial action requirements relating to environmental matters, including all rules, regulations, policies, guidelines, criteria, or the like promulgated under or pursuant to any such laws;

(c) the Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement will be registered against title to the Building B Units as a Section 219 Covenant and that a notice under section 483(5) of the ***Local Government Act*** will be filed on the titles of the Building B Units at the LTO;

(d) it will pay all development cost charges and applicable community amenity contributions, unless, before the rezoning of the Lands and issuance of any Development Authorizations, both it and the Township agree, in writing, to the designation of at least 26 of the Building B Units to be operated during the Term by a Non-Profit Organization as Affordable Units and otherwise in compliance with all obligations set out in the DCC Waiver Bylaw;

(e) the Lands may be Subdivided and stratified during the Term; and

(f) the Owner will not apply for a building permit for any construction or development on the Lands unless and until the Owner complies with the requirements of section 2.1(d) of this Agreement.

2.2 Term – This Term of this Agreement shall commence on execution of this Agreement and remain in effect in perpetuity after the date of issuance of the last occupancy permit issued for the Development.

ARTICLE 3
GENERAL TENANCY RESTRICTIONS

3.1 Owner Covenants Regarding Use - The Owner covenants and agrees with the Township in respect of the use of Building B and the Building B Units on, or to be constructed on, the Lands that:

(a) the Building B Units will not be used or occupied in any way that is inconsistent with the terms of this Agreement;

(b) during the Term, it will not allow any Residential Unit located in Building B to be used or occupied, except for Rental Purposes, pursuant to a Tenancy Agreement;

(c) it hereby authorizes the Township to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement;

(d) the Building B Units must be designed and constructed in accordance with the Development Authorizations and to the same standard, in terms of layout, workmanship and materials, as the balance of the Residential Units on the Lands;

(e) without limiting the generality of section 3.1(d), all Residential Units shall be designed and constructed to the same standards; and

(f) each of the Building B Units will be given one (1) parking stall and the visitor parking will be in accordance with the Zoning Bylaw.

3.2 Owner Covenants Regarding Building B Units - The Owner covenants and agrees with the Township that the Owner will not:

(a) be issued a Development Authorization unless the Development Authorization includes all Building B Units; and

(b) occupy, or permit any person to occupy any Building B Units, in part or in whole, constructed on the Lands and the Township will not be obligated to permit occupancy of any Building B Units constructed in Building B until all the following conditions are satisfied:

(i) the Building B Units have been constructed in accordance with the Development Authorization;

(ii) the Building B Units have received final building permit inspection granting occupancy; and

(iii) the Owner is not in breach of any of its obligations under this Agreement or any other agreement between the Township and the Owner in connection with the construction of the Building B Units.

3.3 Affordable Unit to Eligible Tenant - The Owner must not rent, lease, license, or otherwise permit occupancy of any Affordable Unit except to an Eligible Tenant and except in accordance with the following additional conditions:

(a) the Affordable Unit will be used or occupied only pursuant to a Tenancy Agreement;

(b) no Affordable Unit shall be rented on less than a thirty (30) days rental period, whatsoever;

(c) each and every Affordable Unit shall only be rented to an Eligible Tenant for not more than the Permitted Rent;

(d) the Owner will:

(i) ensure that all Eligible Tenants shall be permitted access to all common property and other common areas, facilities, and indoor and outdoor amenities, regardless of whether the Lands are Subdivided or stratified; and

(ii) in its capacity as owner of the Affordable Unit, not require the Eligible Tenant to pay any strata fees, strata property contingency reserve fees, or any extra charges or fees charged by the strata corporation for use of any common property, limited common property, or other common areas, facilities, or amenities, including without limitation sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, that, an Owner may charge the Eligible Tenant the cost, if any, of providing cable television, telephone, other telecommunications, gas, or electricity fees, Township fees and charges or fines relating to the Eligible Tenant's activities or use, provided that if the Affordable Unit is part of a strata corporation, the Owner shall not charge the Eligible Tenant any of the foregoing costs which are included as part of the strata or similar fees charged by such strata corporation;

(e) the Owner will include in the Tenancy Agreement a clause requiring the Eligible Tenant and each permitted occupant of the Affordable Unit to comply with this Agreement;

(f) the Owner will include in each Tenancy Agreement provisions entitling the Owner to terminate the Tenancy Agreement in accordance with the ***Residential Tenancy Act*** if:

I. an Affordable Unit is occupied by a person or persons other than an Eligible Tenant;

II. the Affordable Unit is occupied by more than the number of persons the Township's building inspector determines can reside in the Affordable Unit given the number and size of bedrooms in the Affordable Unit and in light of any relevant standards set by the Township in any bylaws of the Township;

III. the Affordable Unit remains vacant for three consecutive months or longer, except in the case where the Affordable Unit is under repair, notwithstanding the timely payment of rent; and/or

IV. the Eligible Tenant subleases the Affordable Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the Township to forthwith provide to the Eligible Tenant a notice of termination. The notice of termination shall provide that the termination of the tenancy shall be effective thirty (30) days following the date of the notice of termination;

(g) the Tenancy Agreement will identify all occupants of the Affordable Unit and will stipulate that anyone not identified in the Tenancy Agreement, excepting children born to or adopted by Eligible Tenants during the term of the Tenancy Agreement, will be prohibited from residing at the Affordable Unit for more than thirty (30) consecutive days or more than forty-five (45) days total in any calendar year; and

(h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the Township upon written request.

3.4 Vacating Affordable Unit - If the Owner has terminated the Tenancy Agreement, then the Owner shall, subject to applicable law, including the ***Residential Tenancy Act***, use commercially reasonable efforts to cause the Eligible Tenant and all other persons that may be in occupation of the Affordable Unit to vacate the Affordable Unit on or before the effective date of termination.

3.5 Demolition - The Owner must not demolish any Residential Unit unless the Owner first obtains a demolition permit from the Township. The Township shall provide a demolition to the Owner in the following circumstances:

(a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Residential Unit, and the Owner has delivered to the Township a copy of the engineer's or architect's report; or

(b) the Building in which a Residential Unit is located is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the Township in its sole discretion.

3.6 Redevelopment - Should a demolition permit be issued in accordance with section 3.5, the Lands shall not be redeveloped unless such redevelopment includes the provision of not less than the number of Affordable Units that were demolished.

3.7 Management and Long-Term Maintenance **-** The Owner covenants and agrees with the Township that, in order to ensure the long-term maintenance of the Building B Units, it will ensure that it or the Non-Profit Organization will furnish good and efficient management of the Building B Units and will permit representatives of the Township to inspect the Affordable Units at any reasonable time, subject to the notice provisions in the ***Residential Tenancy Act***. The Owner further covenants and agrees with the Township that it will ensure that the Affordable Units are maintained in a good state of repair and fit for habitation and will comply with all laws, including health and safety enactments applicable to the Lands.

3.8 Application of Agreement - The Owner acknowledges and agrees that this Agreement will apply to Building B and the Building B Units, including for certainty all the Affordable Units.

3.9 Owner's Duty to Comply – The Township may provide written notice, in accordance with section 7.8 to the Owner of any matter involving a failure by the Owner or the Non-Profit Organization to comply with this Agreement and upon receipt of such notice, the Owner shall take all necessary steps at its own expense to bring itself back into compliance with this Agreement. Any failure or inability by the Owner to comply with this Agreement within thirty (30) days of receiving notice from the Township shall constitute

a default of this Agreement and shall entitle the Township to exercise any of its rights in respect such default under this Agreement, including its rights under Article 5.

3.10 Binding on Strata Corporation - This Agreement will be binding upon all strata corporations (each a "**Strata Corporation**") created upon any strata title Subdivision of the Lands or any Subdivided parcel of the Lands that contain the Affordable Units.

3.11 Strata Bylaw of No Force and Effect - Any Strata Bylaw which prevents, restricts, or abridges the right to use the Building B Units as non-market rental accommodation will have no force and effect.

3.12 No Strata Bylaw Regarding Use of Building B Units - No Strata Corporation shall pass any Strata Bylaws preventing, restricting, or abridging the use of the Building B Units as rental accommodation.

3.13 No Strata Bylaw for Extra Charges for Affordable Unit - No Strata Corporation shall pass any Strata Bylaw or approve any levies which would result in only the Owner or the Eligible Tenant of an Affordable Unit paying any extra charges or fees for the use of any common property, limited common property, or other common areas, facilities, or indoor or outdoor amenities of the strata corporation, except where all residents of Residential Units are also required to pay the same user fee.

3.14 No Strata Bylaw Restricting Access to Eligible Tenants - No Strata Corporation shall pass any Strata Bylaw which purports to restrict access to Eligible Tenants to all common property, or other common areas, facilities, or indoor and outdoor amenities, regardless of whether the Lands are Subdivided or stratified.

ARTICLE 4
ADMINISTRATION OF THIS AGREEMENT

4.1 Township to Administer - Except as otherwise provided for in this Agreement, the Township may monitor, administer, enforce and implement the terms of this Agreement.

4.2 Township Inquiries - The Owner hereby irrevocably authorizes the Township to make such inquiries as it considers necessary with the Owner, any strata corporation or otherwise in order to confirm that the Owner and any occupiers of any part of Building B are complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the Township to provide such information to the Township.

4.3 Operating Agreement – The Owner must as of the date of issuance of the first occupancy permit for any Affordable Unit file with the Township a copy of the operating and management agreement between the Owner and the Non-profit Organization and must within 30 days of executing any amendment or new agreement deliver a copy to the Township in accordance with section 7.8.

ARTICLE 5
DEFAULT AND REMEDIES

5.1 Specific Performance - The Owner acknowledges and agrees with the Township that:

(a) damages are not an adequate remedy to the Township in respect of any breach of this Agreement by the Owner;

(b) specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement and that the Township is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement and shall also be entitled to its legal costs on a solicitor and client basis;

(c) it is entering into this Agreement to benefit the public interest in making the rental accommodation for Residents available;

(d) that the Township's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out; and

(e) the Township's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

5.2 Cumulative Remedies - No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit or preclude the Township from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination.

ARTICLE 6
SECTION 219 COVENANT

6.1 Agreement Constitutes Section 219 Covenant - The Owner agrees, pursuant to section 219 of the ***Land Title Act*** (British Columbia), that:

(a) the terms and conditions of this Agreement constitute a covenant in respect of the use and occupancy of the Building B Units and annexed to and running with the titles of the Building B Units; and

(b) the Township may register this Agreement in the LTO against title to the Building B Units and any Residential Unit as a covenant pursuant to section 219 of the ***Land Title Act*** (British Columbia).

ARTICLE 7
MISCELLANEOUS

7.1 Housing Agreement - The Owner acknowledges and agrees that:

(a) this Agreement constitutes a housing agreement entered into under section 483 of the ***Local Government Act*** (British Columbia); and

(b) the Township may register a notice of housing agreement under section 483 of the ***Local Government Act*** (British Columbia) in the LTO against title to the Building B Units or any Residential Unit.

7.2 Modification - This Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the Township, and provided the amended Agreement is signed by the Township and the Owner.

7.3 Indemnity - The Owner will indemnify and save harmless the Township and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

(a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

(b) the Owner's construction, maintenance, ownership, lease, operation, management or financing of the Lands or any Residential Unit; and

(c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.4 Release - The Owner by this Agreement releases and forever discharges the Township and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators,

personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

(a) ownership, lease, operation or management of the Lands or any Residential Unit under this Agreement; and

(b) the exercise by the Township of any of its rights under this Agreement or an enactment.

7.5 Municipal Powers Unaffected - This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the Township under any enactment or at common law, including in relation to the use or subdivision of the Lands;

(b) impose on the Township any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;

(c) affect or limit any enactment relating to the use or subdivision of the Lands; or

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.6 Agreement for Benefit of Township Only - The Owner and the Township agree that:

(a) this Agreement is entered into only for the benefit of the Township;

(b) this Agreement is not intended to protect the interests of the Owner, any Eligible Tenant, or any future owner, lessee, occupier or user of the Building B Units or any portion thereof;

(c) the Township may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so and without obtaining the consent of the Owner; and

(d) upon expiry of this Agreement, the Township at the written request of the owner, will execute a release and discharge of the agreement at the cost of the Owner.

7.7 No Public Law Duty - Where the Township is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Township is under no public law duty of fairness or natural justice in that regard and agrees that the Township may do any of those things in the same manner as if it were a private party and not a public body.

7.8 Notice - Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Township addressed:

To: The Township:

The Township of Langley
Director of Community Development
20338, 65 Avenue
Langley, B.C., V2Y 3J1

And to: The Owner:

83 Apartments West Ltd.
#201, 3550 Mt. Lehman Road
Abbotsford, B.C., V4X 2M9

or to the most recent postal address provided in a written notice given by each of the parties to the other or recorded on title at the LTO. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.9 Enuring Effect - This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.10 Severability - If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.11 Waiver - All remedies of the Township will be cumulative and may be exercised by the Township in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Township exercising any or all remedies will not prevent the later exercise of any remedy for the same breach of any similar or different breach.

7.12 Sole Agreement - This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Township and the Owner respecting the use and occupation of the Building B Units, and there are no warranties, representations, conditions or collateral agreements made by the Township except as set forth in this Agreement.

7.13 Further Assurance - Upon request by the Township the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Township to give effect to this Agreement.

7.14 Covenant Runs with the Building B Units - This Agreement burdens and runs with the title of the Building B Units and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Building B Units.

7.15 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Building B Units.

7.16 Equitable Remedies - The Owner acknowledges and agrees that damages would be an inadequate remedy for the Township for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.17 No Joint Venture - Nothing in this Agreement will constitute the Owner as the agent, joint venture, or partner of the Township or give the Owner any authority to bind the Township in any way.

7.18 Applicable Law - Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.19 Deed and Contract - By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.20 Sale of Building B Units -The Owner must not, without the prior written consent of the Township acting reasonably, sell or transfer the Building B Units. Notwithstanding the foregoing, the Township hereby consents to any transfer or assignment of Building B Units, in whole or in part, to Provincial Rental Housing Corporation, any Non-Profit Organization approved by BC Housing or to BC Housing.

7.21 Building A Units - This Agreement in no way restrict or affect the Owner's ability or right to sell, transfer, encumber, assign, lease or in any way deal with the Building A Units. This Agreement does not apply to the Building A Units. Concurrently with creation of separate legal titles for the Building A Units, the parties hereto, or their respective successors or assigns, will promptly execute and deliver all documents and instruments required to discharge and release this Agreement and the Section 219 Covenant from title of all of the Building A Units.

7.22 Paramountcy - In the event of a conflict between a provision in this Agreement and a provision in the DCC Waiver Bylaw with respect to the Affordable Units, the Owner and the Township agree that the provision in this Agreement will prevail during the Term.

IN WITNESS WHEREOF, the parties hereby acknowledge that they have affixed their signatures on the General Instrument – Part 1.

APPENDIX – LOCATION OF BUILDINGS



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-41
FROM:	FINANCE DIVISION	**FILE:**	1810-20
SUBJECT:	LANGLEY FEES AND CHARGES BYLAW AMENDMENTS		

RECOMMENDATIONS:

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992.

That Council give first, second and third reading to Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993.

EXECUTIVE SUMMARY:

Section 194(1) of the *Community Charter* makes provision for Council to adopt bylaws approving various fees and charges that can be imposed with respect to services being provided. The proposed Township's Fees & Charges Bylaw No. 4616 Amendment Bylaw No. 5992 will include 17 fees and charges categories under separate schedules as follows:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 6: POLICE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 9: SOLID WASTE
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE

On an annual basis, amendments to fees and charges are proposed to better align Township revenue with service budgets. Such amendments are outlined in this report. Schedules with no changes are referenced but not included. Updating fees and charges on a regular basis is consistent with the Township's User Pay policy and its economic sustainability goals.

Amendments to the Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, are proposed to remove fees and charges that have been consolidated in the Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

PURPOSE:

The purpose of this report is to bring forward for first, second and third reading the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992 highlighting additions, fee changes and repealed fees and the Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993 removing fees and charges that will now reside in the Fees and Charges Bylaw.

BACKGROUND/HISTORY:

On an annual basis, the Township undertakes a review of existing fees and charges to determine whether any price level adjustments and/or new fees and charges are necessary to existing schedules to ensure sufficient cost recovery of programs and services and to better align Township revenue with service budgets.

DISCUSSION/ANALYSIS:

This report recommends that Council approve additions, changes, and repeals to existing fees as outlined in the sections that follow.

Schedule 1: PARKS

General Fee Increase

This bylaw amendment reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 3% average increase be applied to parks rentals with an implementation date of September 1, 2024, except where noted separately within this report.

Storage Space Fees

Staff are proposing the addition of a new fee to be charged to community groups which utilize Township of Langley storage space, to be levied on a $0.60/square foot basis, effective upon Bylaw adoption.

Special Event – Portable Receptacle Bins

New fees of $150 are proposed to cover the cost of delivery and pickup of portable receptacle bins to special events, which are currently provided free of charge, effective upon Bylaw adoption.

Community Patrol Officer Fee

As a result of transfer of responsibilities from Parks Operations to Bylaws, it is proposed to rename the Park Ranger Fee to Community Patrol Officer Fee. Further, to provide clarity to end users and simplify administrative processes, the fee will be consolidated within existing applicable facility charges as of September 1, 2024.

Rugby Upright Setup Fee

Staff are proposing a new fee to cover the setup costs associated with Rugby Uprights, with a fee of $450 per occurrence.

Changeroom Fees

Changeroom rental fees, inclusive of Community Patrol Officers Fees, effective upon Bylaw adoption, are proposed at a rate of:

- Commercial Hourly Rate - $16.50.
- Private Hourly Rate - $11.50.
- Non-Profit Hourly Rate - $6.50.

See Schedule 1 (Attachment A) for proposed changes to Parks fees and charges.

Schedule 2: CEMETERIES

General Fee Increase

This bylaw amendment reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 3% increase be applied to cemetery fees.

Cemetery Capital Improvement Fee

Staff propose the creation of a Cemetery Capital Improvement Fee, set at 5% of Cemetery & Care fund fees, to be levied on rights of internment, most opening and closing of lots and the sale of granite benches. The fee is not proposed to be charged on the opening and closing of lots for disinterment. The revenue would be added to the Cemetery Capital Works Reserve and would potentially allow for improvements to occur at the cemeteries with no impact to property taxes.

Market Adjustments

Staff have completed a comprehensive review of local cemeteries to ensure cost alignment and are proposing increases to the following fees beyond the proposed inflationary increases:

- Right of Internment – Resident (Adult Size) from $3,662 to $4,542 (includes proposed cemetery capital improvement fee).
- Fort Langley Family Cremation Premium Lot price has been updated from $2,222 to $6,862 (includes proposed cemetery capital improvement fee) to reflect the cost of four cremation lots.
- Opening and Closing of Lot – Casket Remains – Add to Existing Site from $1,047 to $1,299 (no capital fee applies).

See Schedule 2 (Attachment B) for proposed changes to Cemetery fees and charges.

Schedule 5: MISCELLANEOUS CORPORATE

Staff propose the addition of digital reproduction of museum collection images and audio recordings to accommodate our move from printing to digital. The proposed rates are based on a review of local archive-related agencies and what they are charging.

See Schedule 5 (Attachment C) for proposed changes to Miscellaneous Corporate fees and charges.

Schedule 7: FIRE

Staff propose changes to Schedule 7 to reflect industry standards, cost increases for building maintenance and current wage increases along with the addition of new fees for the following:

- File Research Letter of $115
- Attendance to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia for actual cost.
- Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2021 No. 5690 or another enactment has been attended as an incident by the Fire Department for actual cost.

See Schedule 7 (Attachment D) for proposed changes to Fire fees and charges.

Schedule 8: TRANSPORTATION

Pavement Reinstatement Fees

Staff propose an incremental increase to the cost for pavement reinstatement fees due to the inflationary increases of the prices of asphalt and fuel as follows:

- Pavement Reinstatement Fee from $\$85/m^2$ to $\$90/m^2$ with a minimum charge of $900 (2023 – $750).
- Pavement Degradation Fee from $\$15/m^2$ to $\$20/m^2$.

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this section of the Fees and Charges Bylaw. Staff recommend an increase in 2024 to $165 (from $160 in 2023) per occurrence to reflect the increased cost for staff, vehicle, and travel time related to these inspections and to provide a consistent rate structure for inspections throughout the Township.

See Schedule 8 (Attachment E) for proposed changes to Transportation fees and charges.

Schedule 10: FILM

Staff propose an increase to the cost for use of Parking Lot Use Only to align with comparable municipalities. Staff recommend an increase in 2024 to $500 (from $419.13 in 2023).

Staff propose an increase to the cost of Highways Use Permit Inspections to align with the proposed change in Transportation Engineering. Staff recommend an increase in 2024 to $165 (from $160 in 2023).

See Schedule 10 (Attachment F) for proposed changes to Film fees and charges.

Schedule 11: WATERWORKS

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this section of the Fees and Charges Bylaw. Staff recommend an increase in 2024 to $165 (from $160 in 2023) per occurrence to reflect the increased cost for staff, vehicle, and travel time related to these inspections and to provide a consistent rate structure for inspections throughout the Township.

Special Meter Readings

Staff propose an increase to the cost for each special meter reading. Staff recommend an increase in 2024 to $165 (from $150 in 2023) in order to align the cost for meter readings to inspection fees and to provide a consistent rate structure to other Township services.

See Schedule 11 (Attachment G) for proposed changes to Waterworks fees and charges.

Schedule 12: SEWERWORKS

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this section of the Fees and Charges Bylaw. Staff recommend an increase in 2024 to $165 (from $160 in 2022) per occurrence to reflect the increased cost for staff, vehicle, and travel time related to these inspections and to provide a consistent rate structure for inspections throughout the Township.

See Schedule 12 (Attachment H) for proposed changes to Sewerworks fees and charges.

Schedule 13: STORMWATER

Inspection Fees

Staff propose an increase to the cost, per inspection, required for works in this section of the Fees and Charges Bylaw. Staff recommend an increase in 2024 to $165 (from $160 in 2023) per occurrence to reflect the increased cost for staff, vehicle, and travel time related to these inspections and to provide a consistent rate structure for inspections throughout the Township.

See Schedule 13 (Attachment I) for proposed changes to Stormwater fees and charges.

Schedule 14: DEVELOPMENT SERVICES

General Fee Increase

Staff propose development application fee increases to incorporate the 2023 Consumer Price Index (CPI) rate of 3.9%.

Proposed Changes

For ease of use, staff propose an amendment to Erosion and Sediment Control 2006 Bylaw No. 4381, as amended (via proposed Bylaw No. 5993) to add and update applicable charges to the Fees and Charges Bylaw.

Reflecting staff resources allocated to applications with increased scope and complexity, the maximum application fee payable is proposed to be adjusted from $25,000 to $50,000.

Removal of the Energy Conservation and Reduction of Greenhouse Gas Emissions Development Permit is proposed as it is now obsolete, as well as removal of the File Research Request fee as this service is provided by a different division.

Staff also propose Extraordinary Charges changes including:

- adjusting the fee threshold for the number of staff reports from three to two
- adding an at cost research and information fee
- adding significant amendment to land use applications fee for projects that have already been reviewed by staff (land use or site layout) resulting in a new File Review Letter

Schedule 14 (Attachment J) indicates the proposed changes to Development Services fees and charges.

Schedule 16: AIRPORT

Aircraft Parking

An incremental increase of 3% (unless otherwise noted) is proposed for all Aircraft parking tie-down services at the Langley Regional Airport (YNCJ) as follows:

- Yearly Asphalt Tie-down Fee from $1,323 to $1,363
- Monthly Tie-down Fee from $165.38 to $170.34
- Visitor Tie-down Fee (single day, overnight) from $10.48 to $10.79

Gate Access

Staff are proposing new fees for to cover the costs of administering Airport Vehicle Operator Permits:

- Airport Vehicle Operator Permit Application & Administration Fees of $30.
- Airport Vehicle Operator Permit Driving Test Fee of $40 for each permit driving test that is administered.
- the 'Avigilon Gate Access Card Fee' has been renamed to Airport Vehicle Operator Permit Access Card Fee for clarity and the fee increased to $30 (2023 - $19.05).

Airside Escort Fees

New fees are proposed to cover staff time to provide Airside Escort services to users of the airport. Fees are proposed as:

- During Regular Business Hours: $75/hour (minimum 1-hour charge).
- After Business Hours: $150/hour (minimum 3-hour charge).

See Schedule 16 (Attachment K) for proposed changes to Airport fees and charges.

Schedule 17: RECREATION, ARTS AND CULTURE

Recreation, Arts and Culture have undertaken a review of their current fees and charges, including a comparison with other municipalities.

General Fee Increase

This bylaw amendment reflects increases the division has experienced in the past year with respect to cost escalations for staffing, utilities, materials and supplies. It is recommended that a 3% average increase be applied to pool, fitness, arena, and museum admissions as well as rentals with an implementation date of September 1, 2024, except where noted separately within this report.

Other Proposed Changes to Fees and Charges – Recreation

The Summer Pass for youth was launched two years ago, and popularity increased extensively since it was first introduced. The pass is available over the summer months to any youth aged 13 to 18 at a cost of $20.00 and includes access to all drop-in activities and into two youth events at the Otter Coop Outdoor Experience. Due to the popularity, staff is proposing the pass be opened up to include children aged 4 to 12 as well and include two additional family events at the Otter Coop Outdoor Experience. With the added value, staff is proposing the fee for this pass be increased to $25.00, with an implementation date of June 28, 2024.

Housekeeping items

- High Performance Area at the Willoughby Community Centre were removed as that facility is no longer open.
- A separate section for Civic Facility lobbies was removed as it is covered under the general lobbies section already in the schedule.

Other Proposed Changes to Fees and Charges – Arts and Culture

Facility Rentals
Rental areas at the new salishan Place by the River were adjusted and added to ensure that all possible rental spaces were included in the schedule.

See Schedule 17 (Attachment L) for proposed changes to Recreation, Arts and Culture fees and charges.

The following schedules that did not have any changes are included in the attachments (M-Q) for reference.

Schedule 3: ANIMAL CONTROL
Schedule 4: FINANCE
Schedule 6: POLICE
Schedule 9: SOLID WASTE
Schedule 15: TREE PROTECTION

Financial Implications:
Annual increases to fees and charges are required to offset inflationary and other costs associated with providing the services. Reasons for fee and charge amendments have been addressed in the report sections above.

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Community Development Division	S. Richardson
Engineering Division	R. Zwaag
Protective Services - Fire	J. de Roy
Corporate Administration Divison	L. Robinson
Recreation, Arts and Culture Division	C. Blair

ATTACHMENT A	Schedule 1:	PARKS
ATTACHMENT B	Schedule 2:	CEMETERIES
ATTACHMENT C	Schedule 5:	MISCELLANEOUS CORPORATE
ATTACHMENT D	Schedule 7:	FIRE
ATTACHMENT E	Schedule 8:	TRANSPORTATION
ATTACHMENT F	Schedule 10:	FILM
ATTACHMENT G	Schedule 11:	WATERWORKS
ATTACHMENT H	Schedule 12:	SEWER
ATTACHMENT I	Schedule 13:	STORMWATER
ATTACHMENT J	Schedule 14:	DEVELOPMENT SERVICES
ATTACHMENT K	Schedule 16:	AIRPORT
ATTACHMENT L	Schedule 17:	RECREATION AND CULTURE
ATTACHMENT M	Schedule 3:	ANIMAL CONTROL
ATTACHMENT N	Schedule 4:	FINANCE
ATTACHMENT O	Schedule 6:	POLICE
ATTACHMENT P	Schedule 9:	SOLID WASTE
ATTACHMENT Q	Schedule 15	TREE PROTECTION

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

PARKS Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Outdoor Plaza**+ x	Commercial Hourly Rate	$32.95	$35.50
(Bedford Plaza, Aldergrove Plaza)	Private Hourly Rate	$17.35	$19.40
**Public Spaces Waste Management	Non-Profit Hourly Rate	$9.20	$11.00
McLeod Athletic Park Stadium			
McLeod Athletic Park Stadium x	Commercial Hourly	$323.50	$334.75
	Non-Profit Hourly (with admissions)	$239.50	$248.25
	Private Hourly	$197.05	$204.50
	Non-Profit Adult Hourly	$154.60	$160.80
	Non-Profit Youth Hourly	$154.60	$160.80
McLeod Atheltic Park Stadium Synthetic Turf Field Class A** + "" + x			
""Includes contribution to park asset replacement reserve fund	Prime - Commercial Hourly	$138.90	$144.60
	Prime - Private Hourly	$120.80	$125.95
	Prime - Non-Profit Adult Hourly	$65.30	$68.80
	Prime - Non-Profit Youth Hourly	$43.95	$46.80
	Non-Prime - Commercial Hourly	$115.05	$120.05
	Non-Prime - Private Hourly	$97.05	$101.50
	Non-Prime - Non-Profit Adult Hourly	$40.75	$43.50
	Non-Prime - Non-Profit Youth Hourly	$21.95	$24.15
	Removal or Installation of football uprights in the oval field	$2,955.55	$3,045.75
McLeod Athletic Park Track Eight Lanes "" + x	Commercial Hourly Rate	$99.25	$103.75
	Private Hourly Rate	$66.55	$70.10
	Non-Profit Hourly Rate	$33.80	$36.35
McLeod Athletic Park - Track & Field + x	Commercial Hourly Rate	$152.50	$158.60
(Long Jump, Shot Put, High Jump, Pole Vault, Throws Area)	Private Hourly Rate	$102.80	$107.45
	Non-Profit Adult Hourly Rate	$52.95	$56.10
	Non-Profit Youth Hourly	$44.40	$47.30
McLeod Athletic Park - Throws Area (Throws Cage & Javelin) + x	Commercial Hourly Rate	$26.65	$29.00
(Javelin, Shot Put, Discus, Hammer Throw)	Private Hourly Rate	$18.15	$20.25
	Non-Profit Adult Hourly Rate	$9.60	$11.45
	Non-Profit Youth Hourly	$5.30	$7.00
McLeod Athletic Park Announcers Booth	Commercial	$105.00	$105.00
(Includes Annoucers Booth, Score Board, & Audio System)	Private	$70.00	$70.00
	Non-Profit	$35.00	$35.00
McLeod Athletic Park First Aid Room	Commercial Hourly Rate	$15.45	$15.90
	Private Hourly Rate	$10.30	$10.60
	Non-Profit Hourly Rate	$5.15	$5.30
McLeod Athletic Park Officals Room	Commercial Hourly Rate	$15.45	$15.90
	Private Hourly Rate	$10.30	$10.60
	Non-Profit Hourly Rate	$5.15	$5.30
McLeod Athletic Park Video Display Screen	Commercial Hourly Rate	$220.15	$226.75
	Private Hourly Rate	$147.15	$151.55
	Non-Profit Hourly Rate	$74.10	$76.30
Storage Space	Monthly Non-Profit $/ft^2 Rate	NEW	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$748.85	$771.30
	Private Per Day Rate	$499.60	$514.60
	Non-Profit Per Day Rate	$250.30	$257.80
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Commercial Per Day Rate	$454.30	$467.95
	Private Per Day Rate	$303.20	$312.30
	Non-Profit Per Day Rate	$152.15	$156.70
Park Concession Rental + x	Per day	$77.65	$81.50
	Seasonal Monthly Non-Profit Rate	$332.65	$344.15
Williams Park Picnic Area **+ x	Commercial	$46.35	$49.30
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private	$31.25	$33.75
	Non-Profit	$16.15	$18.20

PARKS Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Park Picnic Shelter **+ [x]	Commercial Hourly	$32.75	$35.30
	Private Hourly	$16.85	$18.90
	Non-Profit Hourly	$8.95	$10.75
Ponder Park Camping Fee	Per night, per child	$2.00	$2.00
Boat Launch Closure Fee +	Per event fee	$366.15	$377.15
Access to Private Property Permit Fee	Per permit	$100.00	$100.00
Park Permit Application Fee	Per permit	$50.00	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00	$250.00
Special Even Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	NEW	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50	$1.50
	ToL Staff Event Support/Equipment	At Cost	At Cost
	Community Patrol Officer - per hour	$30.00	$30.00
Spirit Stage Fee	Commercial - first day	$602.85	$620.95
	Commercial - additional day	$302.00	$311.05
	Private - first day	$402.25	$414.30
	Private - additional day	$201.65	$207.70
	Non-Profit - first day	$201.65	$207.70
	Non-Profit - additional day	$101.35	$104.40
	Towing Fee (waived for non-profit)	At cost	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$295.70	$304.55
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$590.35	$608.05
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,066.75	$1,098.75
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,132.45	$2,196.40
Water Wagon	Per Day Rate	$100.00	$100.00
	Set-up/Take-down	$295.70	$295.70
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$590.35	$590.35
Misting Tent	Per Day Rate	$100.00	$100.00
	Set-up/Take-down	$295.70	$295.70
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$590.35	$590.35
Synthetic Turf Fields Class AAA"" + [x]			
	Prime - Commercial Hourly	$419.85	$434.00
	Prime - Private Hourly	$358.60	$370.90
	Prime - Non-Profit Adult Hourly	$213.80	$221.75
	Prime - Non-Profit Youth Hourly	$135.80	$141.40
	Non-Prime - Commercial Hourly	$358.60	$370.90
	Non-Prime - Private Hourly	$314.05	$325.00
	Non-Prime - Non-Profit Adult Hourly	$169.25	$175.85
	Non-Prime - Non-Profit Youth Hourly	$107.95	$112.75
Synthetic Turf Fields Class A "" + [x]	Prime - Commercial Hourly	$138.90	$144.60
	Prime - Private Hourly	$120.80	$125.95
	Prime - Non-Profit Adult Hourly	$65.30	$68.80
	Prime - Non-Profit Youth Hourly	$43.95	$46.80
	Non-Prime - Commercial Hourly	$115.05	$120.05
	Non-Prime - Private Hourly	$97.05	$101.50
	Non-Prime - Non-Profit Adult Hourly	$40.75	$43.50
	Non-Prime - Non-Profit Youth Hourly	$21.95	$24.15
Synthetic Turf Fields Class B "" + [x]	Prime - Commercial Hourly	$97.85	$102.35
(70% Class A)	Prime - Private Hourly	$85.25	$89.35
	Prime - Non-Profit Adult Hourly	$46.35	$49.30
	Prime - Non-Profit Youth Hourly	$31.35	$33.85
	Non-Prime - Commercial Hourly	$81.15	$85.15
	Non-Prime - Private Hourly	$68.55	$72.15
	Non-Prime - Non-Profit Adult Hourly	$29.15	$31.55
	Non-Prime - Non-Profit Youth Hourly	$15.95	$17.95
All Weather Fields + [x]	Commercial Hourly	$32.55	$35.05
	Private Hourly	$22.05	$24.25
	Non-Profit Adult Hourly	$8.05	$9.85
	Non-Profit Youth Hourly	$4.60	$6.30
Natural Grass Fields + [x]	Commercial Hourly	$32.70	$35.25

PARKS Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
	Private Hourly	$22.15	$24.35
	Non-Profit Adult Hourly	$10.90	$12.75
	Non-Profit Youth Hourly	$5.40	$7.10
Disc Golf + [x]	Commercial Hourly	$49.40	$52.45
	Private Hourly	$33.25	$35.80
	Non-Profit Adult Hourly	$17.15	$19.20
	Non-Profit Youth Hourly	$9.10	$10.90
Sports Box Class A MAP [x]	Commercial Hourly	$111.35	$116.25
Includes contribution to park asset replacement	Private Hourly	$93.75	$98.10
	Non-Profit Adult Hourly	$38.80	$41.50
	Non-Profit Youth Hourly	$20.40	$22.55
Sports Box Class B [x]	Commercial Hourly	$26.65	$29.00
	Private Hourly	$18.15	$20.25
	Non-Profit Adult Hourly	$9.60	$11.45
	Non-Profit Youth Hourly	$5.30	$7.00
Bocce Courts Class A + [x]	Commercial Hourly	$49.40	$52.45
	Private Hourly	$33.25	$35.80
	Non-Profit Adult Hourly	$17.15	$19.20
	Non-Profit Youth Hourly	$9.10	$10.90
Tennis Courts Class A + [x]	Commercial Hourly	$49.40	$52.45
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$33.25	$35.80
Langley Meadows	Non-Profit Adult Hourly	$17.15	$19.20
	Non-Profit Youth Hourly	$9.10	$10.90
Tennis Courts Class B + [x]	Commercial Hourly	$26.65	$29.00
	Private Hourly	$18.15	$20.25
	Non-Profit Adult Hourly	$9.60	$11.45
	Non-Profit Youth Hourly	$5.30	$7.00
Outdoor Basketball Courts + [x]	Commercial Hourly	$49.40	$52.45
	Private Hourly	$33.25	$35.80
	Non-Profit Adult Hourly	$17.15	$19.20
	Non-Profit Youth Hourly	$9.10	$10.90
Sand Volleyball + [x]	Commercial Hourly	$26.65	$29.00
	Private Hourly	$18.15	$20.25
	Non-Profit Adult Hourly	$9.60	$11.45
	Non-Profit Youth Hourly	$5.30	$7.00
Skate Park + [x]	Commercial Hourly	$49.40	$52.45
	Private Hourly	$33.25	$35.80
	Non-Profit Adult Hourly	$17.15	$19.20
	Non-Profit Youth Hourly	$9.10	$10.90
Mountain Bike Park + [x]	Commercial Hourly	$49.40	$52.45
	Private Hourly	$33.25	$35.80
	Non-Profit Adult Hourly	$17.15	$19.20
	Non-Profit Youth Hourly	$9.10	$10.90
Non Formal Park Use + [x]	Commercial Hourly	$26.65	$29.00
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$18.15	$20.25
	Non-Profit Adult Hourly	$9.60	$11.45
	Non-Profit Youth Hourly	$5.30	$7.00
MAP Synthetic Turf Diamond + [x]	Prime - Commercial Hourly	$71.40	$75.10
	Prime - Private Hourly	$58.40	$61.70
	Prime - Non-Profit Adult Hourly	$31.15	$33.65
	Prime - Non-Profit Youth Hourly	$20.00	$22.15
	Non-Prime Commercial Hourly	$62.35	$65.75
	Non-Prime Private Hourly	$49.35	$52.40
	Non-Prime Non-Profit Adult Hourly	$21.90	$24.10
	Non-Prime Non-Profit Youth Hourly	$11.65	$13.55
Bleacher Move	Per Bleacher Move	$500.00	$500.00
Soccer Goal Set-Up	Per Occurrence Rate	$286.85	$295.45
Rugby Upright Set-Up	Per Occurence Rate	New	$450.00
Amphitheatre** + [x]	Commercial Hourly	$63.40	$66.85
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$50.95	$54.00
	Non-Profit Hourly	$26.00	$28.35

PARKS Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Change Rooms - Parks [x]	Commercial Hourly Rate	NEW	$16.50
	Private Hourly Rate	NEW	$11.50
	Non-Profit Hourly Rate	NEW	$6.50
Community Patrol Officer Fee [x]	Per hour	$1.50	$1.50
([x] to be charged on Park booking fees)			
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$83.55	$86.05
	Master Lock - standard shackle	$18.95	$19.50
	Master Lock - 2.5 inch shackle	$22.30	$22.95
Key Replacement	Best Lock Key	$8.90	$9.15
(per key)	Master Lock Key	$5.55	$5.70
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$75.00	$75.00
	Master Lock - standard shackle	$17.00	$17.00
	Master Lock - 2.5 inch shackle	$20.00	$20.00
Key Replacement	Best Lock Key	$8.00	$8.00
(per key)	Master Lock Key	$5.00	$5.00
Public Service Signs			
Signage for non-profit sports	Sign Fabrication by Township	$100.00	$100.00
organizations, or public services	Sign Installation by Township	$50.00	$50.00
Administration Fee			
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)	15% (no maximum)
Township of Langley Bookings			
Administration Fee	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00	$0.00

ATTACHMENT B

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	proposed Fees & Charges without tax
Cemetery						
(Tax is not included)					-	
Right of Interment-Resident	Adult Size	$4,200.00	$3,028.00	$1,298.00	$216.30	$4,542.30
	Child Size	$1,246.35	$899.00	$385.00	$64.20	$1,348.20
	Infant Size	$1,246.35	$899.00	$385.00	$64.20	$1,348.20
	Cremation Plot	$1,586.55	$1,144.00	$490.00	$81.70	$1,715.70
	Natural/Hybrid	$3,662.40	$2,640.00	$1,132.00	$188.60	$3,960.60
	Scattering Garden	$390.60	$281.00	$121.00	$20.10	$422.10
	Single Lawn Crypt	$4,098.15	$2,955.00	$1,266.00	$211.05	$4,432.05
	Double Lawn Crypt	$5,044.20	$3,637.00	$1,559.00	$259.80	$5,455.80
	Veteran-includes former resident	$1,831.20	$1,320.00	$566.00	$94.30	$1,980.30
	Veteran Cremation Plot-includes former resident	$793.80	$573.00	$245.00	$40.90	$858.90
	Wall Niche Single	$2,641.80	$1,905.00	$816.00	$136.05	$2,857.05
	Wall Niche Double	$3,572.10	$2,575.00	$1,104.00	$183.95	$3,862.95
	Fort Langley Adult Premium Lot	$7,324.80	$5,282.00	$2,263.00	$377.25	$7,922.25
	Fort Langley Family Cremation Premium Lot	$6,345.00	$4,575.00	$1,960.00	$326.75	$6,861.75
Right of Interment - Non-Resident	Adult Size	$7,324.80	$5,282.00	$2,263.00	$377.25	$7,922.25
	Child Size	$3,728.55	$2,688.00	$1,152.00	$192.00	$4,032.00
	Infant Size	$2,424.45	$1,748.00	$749.00	$124.85	$2,621.85
	Cremated Plot	$3,174.15	$2,288.00	$981.00	$163.45	$3,432.45
	Natural/Hydrid	$7,324.80	$5,282.00	$2,263.00	$377.25	$7,922.25
	Scattering Garden	$390.60	$281.00	$121.00	$20.10	$422.10
	Single Lawn Crypt	$8,197.35	$5,910.00	$2,533.00	$422.15	$8,865.15
	Double Lawn Crypt	$10,091.55	$7,276.00	$3,118.00	$519.70	$10,913.70
	Veteran	$3,662.40	$2,640.00	$1,132.00	$188.60	$3,960.60
	Veteran Cremation Plot	$1,586.55	$1,144.00	$490.00	$81.70	$1,715.70
	Wall Niche Single	$5,283.60	$3,809.00	$1,633.00	$272.10	$5,714.10
	Wall Niche Double	$7,144.20	$5,151.00	$2,208.00	$367.95	$7,726.95
	Fort Langley Adult Premium Lot	$14,648.55	$10,562.00	$4,526.00	$754.40	$15,842.40
	Fort Langley Family Cremation Premium Lot	$12,690.00	$9,150.00	$3,921.00	$653.55	$13,724.55
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,515.15	$1,561.00	$0.00	$78.05	$1,639.05
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,029.25	$3,120.00	$0.00	$156.00	$3,276.00
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$4,545.45	$4,682.00	$0.00	$234.10	$4,916.10
	Adult, Natural or Veteran Size - Second Level	$1,745.10	$1,797.00	$0.00	$89.85	$1,886.85
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,492.30	$3,597.00	$0.00	$179.85	$3,776.85
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,239.50	$5,397.00	$0.00	$269.85	$5,666.85
	Adult Size - Lawn Crypt Second Level	$1,515.15	$1,561.00	$0.00	$78.05	$1,639.05
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,029.25	$3,120.00	$0.00	$156.00	$3,276.00
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,555.95	$4,693.00	$0.00	$234.65	$4,927.65
	Child Size	$993.30	$1,023.00	$0.00	$51.15	$1,074.15
	Child Size - Saturday or Sunday	$1,986.60	$2,046.00	$0.00	$102.30	$2,148.30
	Child Size - Statutory Holiday	$2,979.90	$3,069.00	$0.00	$153.45	$3,222.45
	Infant Size	$578.55	$596.00	$0.00	$29.80	$625.80
	Infant Size - Saturday or Sunday	$1,156.05	$1,191.00	$0.00	$59.55	$1,250.55
	Infant Size - Statutory Holiday	$1,736.70	$1,789.00	$0.00	$89.45	$1,878.45
	Cremated Remains (includes Veteran)	$700.35	$721.00	$0.00	$36.05	$757.05
	Cremated Remains - Saturday or Sunday	$1,400.70	$1,443.00	$0.00	$72.15	$1,515.15
	Cremated Remains - Statutory Holiday	$2,101.05	$2,164.00	$0.00	$108.20	$2,272.20
	Cremated Remains - Add to Existing Site	$476.70	$0.00	$491.00	$0.00	$491.00
	Casket Remains - Add to Existing Site	$1,046.85	$0.00	$1,298.00	$0.00	$1,298.00
	Wall Niche	$543.90	$560.00	$0.00	$28.00	$588.00
	Wall Niche - Saturday or Sunday	$1,086.75	$1,119.00	$0.00	$55.95	$1,174.95
	Wall Niche - Statutory Holiday	$1,631.70	$1,681.00	$0.00	$84.05	$1,765.05

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	proposed Fees & Charges without tax
	Scattering	$157.50	$162.00	$0.00	$8.10	$170.10
	Scattering - Saturday or Sunday	$315.00	$324.00	$0.00	$16.20	$340.20
	Scattering - Satutory Holiday	$472.50	$487.00	$0.00	$24.35	$511.35
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,027.15	$3,118.00	$0.00	$0.00	$3,118.00
	Adult Size - Double Depth	$4,544.40	$4,681.00	$0.00	$0.00	$4,681.00
	Adult Size - If Top Level Occupied	$7,320.60	$7,540.00	$0.00	$0.00	$7,540.00
	Child Size	$1,986.60	$2,046.00	$0.00	$0.00	$2,046.00
	Infant Size	$1,160.25	$1,195.00	$0.00	$0.00	$1,195.00
	Cremated Remains	$704.55	$577.00	$149.00	$0.00	$726.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$405.30	$292.00	$125.00	$0.00	$417.00
	Ground Marker Setting Fee - Upright Marker	$717.15	$517.00	$222.00	$0.00	$739.00
Marker Reset Fee	Memorial Marker Reset Fee	$189.00	$137.00	$58.00	$0.00	$195.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$455.70	$469.00	$0.00	$0.00	$469.00
	Granite Memorial Bench	$6,300.00	$4,542.00	$1,947.00	$324.45	$6,813.45
	Replacement Certificate - Right of Interment	$57.75	$55.00	$0.00	$0.00	$55.00
	Transfer Fee	$149.10	$154.00	$0.00	$0.00	$154.00
	Surrender/Sell Back Fee	$149.10	$154.00	$0.00	$0.00	$154.00
	Niche Wall Wreath Plate	Cost plus 60%	Cost plus 50%	10% of Cost	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	Cost plus 50%	$0.00	$0.00	Cost plus 50%

ATTACHMENT C

SCHEDULE 5. MISCELLANEOUS CORPORATE FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

MISCELLANEOUS CORPORATE Fee Type	Description	Existing Fees & Charges without tax	Proposed Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15	$5.15
	Maps, As-builts, and Service Cards Black and White - custom paper size up to 36" X 48"	$7.75	$7.75
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30	$12.30
	Maps, As-builts, and Service Cards Colour - custom paper size up to 36" X 48"	$18.45	$18.45
Maps (Colour)	Maps - Colour - standard paper size 11” X 17”	$6.15	$6.15
Survey Certificates	Survey Certificate copies	$10.00	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00	$20.00
Community plans	Community plans	$20.00	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00	$450.00
Administration Fee	Administration Fee on all services i	15% (max $500.00)	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Rec	$25.00	$25.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$120.50	$120.50

	Private Rate Per Hour	$80.60	$80.60
Museum Collection Image - Digital Reproduction	Emailed as tiff or jpg	New	$12.00
Museum Collection Image - Custom Reproduction	Emailed as tiff or jpg	New	$13.00
Museum Collection Image - Commercial Use Fee	Per use	New	$30.00
Museum Collection Image Audio File	Digital audio file	New	$35.00

SCHEDULE 7. FIRE ATTACHMENT D
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

FIRE Fee Type	NO.	Description	Fees & Charges without tax	Proposed Fees & Charges without taxes
TRAINING GROUNDS				
BURN BUILDING/CONTAINER BUILDING				
	A1	1/2 Day	$500.00	$575.00
	A2	Full Day	$750.00	$875.00
	A3	2 days	$1,400.00	$1,600.00
TEST/BURN PIT				
	B1	Full Day	$600.00	$690.00
	B2	First and Second Hour	$200.00	$230.00
	B3	Per hour over 'B2' above	$100.00	$115.00
ENTIRE GROUNDS PLUS PROPS				
	C1	Full Day	$750.00	$875.00
	C2	2 days	$1,400.00	$1,600.00
	C3	1 Day Training Ground Classroom	$200.00	$230.00
PROPS (includes Confined Space and Gas) **NO TECHS (single prop)**	D1	1/2 Day	$250.00	$285.00
	D2	Full Day	$500.00	$575.00
APPARATUS - TRAINING				
	E1	Engine (Training Engine with 4 SCBA) No staff	$330.00	$380.00
	E2	SCBA Training Ground - Rental Only (per pack)	$50.00	$60.00
	E3	Developing lesson plans for groups over 15	$200.00	$230.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$10.00 p/cylinder	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$15.00 p/cylinder	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change		
STAFF TIME (Non Work Hours)				
	G1	Chief Officer	190.00/hr	$220/hr
	G2	Evaluators	190.00/hr	$220/hr
	G3	Instructor	152.00/hr	$175/hr
	G4	Training Technician	124.00/hr	$145/hr
	G7	Inspector - (10th year)	124.00/hr	$145/hr
	G8	Captain	152.00/hr	$175/hr
	G9	Lieutenant	139.00/hr	$160/hr
	G10	Firefighter	124.00/hr	$145/hr
	G11	Paid Call Officer	39.00/hr	$45/hr
	G12	Paid Call Firefighter	36.00/hr	$45/hr
APPARATUS - INCIDENTS				
	H1	Engine - per hour/unit/incident (with 1 Officer & 3 FF)	$742.00	$855.00
	H2	Rescues - per hour/unit/incident (with 1 Officer & 1 FF)	$742.00	$855.00
	H3	Quint - per hour/unit/incident (with 1 Officer & 3 FF)	$1,002.00	$1,152.00
	H4	Cars/Pickups/Vans	$50.00/hr	$60/hr
	H5	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost	Actual Cost
	H6	Specialized Equipment (and Operator)	Actual Cost	Actual Cost
	H7	Response to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia	New	Actual Cost
	H8	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2021 No. 5690 or another enactment has been attended as an incident by the Fire Department.	New	Actual Cost
FIRE HALL RENTAL				
Fire Hall	I1	1/2 Day	$150.00	$225.00
	I2	Full Day	$300.00	$450.00
	I5	Parking Lot Rental - Per Day	$450.00	$500.00
PERMITS				
	J1	Outdoor Burning Permit	$25.00	$25.00
	J2	Land Clearing Permit (including site inspection)	$250.00	$250.00
	J3	Special Burning Permits	$75.00	$75.00
	J4	Fuel Dispensing Tank Permit Application	$250.00	$250.00
	J5	Fireworks Event Permit	$100.00	$115.00
	J6	Fireworks Sales Permit	$1,500.00	$1,725.00
ADMINISTRATION				
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$100.00	$115.00
	K2	File Research Letter	new	$115.00
	K3	Reinspection Fee	$100.00	$115.00
	K4	Reinspection of Land Clearing	$100.00	$115.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$500.00	$750.00
	K6	Provision of Access for Inspection Fee	$100.00	$115.00
	K7	Board-up Fee	Actual Cost	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost	Actual Cost

FIRE Fee Type	NO.	Description	Fees & Charges without tax	Proposed Fees & Charges without taxes
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)	15% (max $500.00)
	K12	Special Effects Site Inspections	$100.00	$115.00
	K13	Security Services	Actual Cost	Actual Cost
	K14	Response to Third and Fourth False Alarm	$150.00	$175.00
	K15	Response to Fifth and Subsequent False Alarms	$300.00	$350.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
HIGHWAY USE PERMITS			
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00	$250.00
	Highways Use Permit for public banner installation purposes	$100.00	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00	$100.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer	$300 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence	$100.00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10		
SPECIAL EVENTS			
Highway Use Permit	Highways Use Permit for Special Event	$125.00	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50	$62.50

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
PARKING			
Overtime Parking Permit	Overtime Parking Permit	$25.00	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00	$50.00
OVERSIZE & OVERWEIGHT PERMITS			
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.			
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00	$1,025.00
SPECIAL ROUTE PERMIT			
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00	$50.00
HIGHWAY CROSSING PERMIT			
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00	$50.00
RECLAIMING CHATTEL OR FIXTURE			
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00	$50.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00	$100.00
Sign Removal	Sign area greater than 10m2	75.00/hr	75.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr	$150.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00	$50.00
PAVEMENT CUT			
Pavement Reinstatement Fee	$90/m2, minimum charge $900, includes $20/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$85.00/m2, min. charge $750.00	$90.00/m2, min. charge $900.00
Pavement Reinstatement Fee Township of Langley Works	$20/m2 for Pavement Degradation Fee	$15/m2	$20/m2
Pavement Penalty Charge	$50/m2, minimum charge $250. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00	$50.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT			
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00	$50.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
CULVERT INSTALLATION			
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost	At Cost
Enviromental Permitting Fees, driveway Installations	Class A watercourse, occuring in Summer instream works window	$2,500.00	$2,500.00
Enviromental Permitting Fees, driveway Installations	Class B watercourse, occuring in Summer instream works window	$1,500.00	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost	At Cost
LEGAL RESPONSE REVIEW FEES			
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00	$400.00
SURVEY MONUMENTS			
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00	$10,000.00
ELECTRIC VEHICLE CHARGERS			
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00	$1.00
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)	$16.00/hour ($2 minimum charge)
MUNICIPAL ACCESS AGREEMENT			
Plan Approval Fees	For each single location	As per agreement	As per agreement
	For lineal installations <250m	$500.00	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS			
Application Fee	For each individual installation	$50.00	$50.00
Installation Fee	For each individual installation	$250.00	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$160.00 per inspection or re-inspection	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

FILMING Fee Type	Description	Existing Fees & Charges without tax	Proposed Fees & Charges without tax
USE OF Facilities and Parks			
Facility and Park Rental			
ACUCC, Cemeteries, Civic Facility,salishan Place by the River, WCP, MAP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88	$2,765.88
	Half Day Rates - up to 6 hrs per day	$1,382.94	$1,382.94
APP, AKC, GPC, WCB, WGC, Bedford Park Landing, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,676.52	$1,675.52
	Half Day Rates - up to 6 hrs per day	$838.26	$838.26
Parking Lots			
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94	$1,382.94
	Filming Prep / Wrap Up (per day)	$1,382.94	$1,382.94
	Parking use only	$691.47	$691.47
Parking Lot Use - WGC, WCB, AKC, ACUCC, GPC, salishan Place by the River, all other parks including trails	Filming w/o use of Facility or Park	$838.26	$838.26
	Filming Prep / Wrap Up (per day)	$838.26	$838.26
	Parking use only	$419.13	$500.00
Staff Costs	Staff wages as required	At Cost	At Cost
USE OF Highways			
Application: Filming on Private Property	Application for filming purposes	$100.00	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$160.00	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00	$100.00
USE OF Airport			
Grounds Parking: Filming	Per day	$250.00	$250.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00	$2,000.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00	$1,500.00
USE OF Protective Services			
Fire Hall Facility Use: Filming	1/2 day	$150.00	$150.00
Fire Hall Facility Use: Filming	Per day	$300.00	$300.00
Fire Hall Facility Use - Parking Lot: Filming	Per day	$450.00	$450.00

FILMING Fee Type	Description	Existing Fees & Charges without tax	Proposed Fees & Charges without tax
Site Inspections: Filming	Per inspection by Fire Department re film-related special effects	$100.00	$100.00
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00	$115.00
OTHER			
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

ATTACHMENT G

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

WATERWORKS Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$160.00	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times Metered Services rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$150.00	$165.00
Meter Testing	For each meter testing	At cost	At cost
Meter Testing	Security deposit for each meter testing	$250.00	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00	20.00

SCHEDULE 12. SEWER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

SEWER Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost	At Cost
Connection Reuse Application Fee	Application fee for each reuse of an existing service	$100.00	$100.00
Sewer Connection Estimate Fee	Non-Refundable Estimate	$150.00	$150.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$160.00	$165.00
Work Done at Cost	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost	At Cost
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 13. STORMWATER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

STORMWATER Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost	At Cost
Stormwater Connection Estimate Fee	Non-Refundable Estimate Fee.	$150.00	$150.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$160.00	$165.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 14. DEVELOPMENT APPLICATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

DEVELOPMENT APPLICATION Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Zoning Bylaw (map amendment); Land Use Contract Discharge or Amendment (varying use or density); and/or Heritage Revitalization Agreement [1,2,3]	R, RU or SR zone		
	Initial application fee	$4,500.00	$4,675.00
	Supplemental fee per proposed lot	$120.00	$125.00
	RM zone		
	Initial application fee	$5,000.00	$5,195.00
	Supplemental fee per proposed residential unit	$120.00	$125.00
	CD zone		
	Initial application fee	$6,000.00	$6,235.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.20	$1.25
	Supplemental fee per proposed residential lot or unit	$120.00	$125.00
	C zone		
	Initial application fee	$4,500.00	$4,675.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.20	$1.25
	Supplemental fee per proposed residential lot or unit	$120.00	$125.00
	M zone		
	Initial application fee	$4,500.00	$4,675.00
	Supplemental fee per m^2 of gross site area being rezoned	$0.75	$0.80
	P zone		
	Initial application fee	$4,500.00	$4,675.00
	Supplemental fee per proposed residential unit	$120.00	$125.00
	MH-1 or FH-1 zone		
	Initial application fee	$3,800.00	$3,950.00
	Supplemental fee per lot or unit	$120.00	$125.00
Zoning Bylaw (text amendment)	Application fee	$4,150.00	$4,310.00
Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text) and/or Sub-Neighbourhood Plan Amendment (map or text)[4]	Application fee	$6,000.00	$6,235.00
Development Permit, Heritage Alteration Permit and/or Land Use Contract Amendment (not varying use or density)[5,6,7]	Initial application fee	$3,550.00	$3,690.00
	Supplemental fee:		
	per m^2 of gfa for commercial and non-residential comprehensive development	$1.20	$1.25
	per m^2 of gfa for industrial and rural development	$0.75	$0.80
	per m^2 of gfa for institutional	$0.30	$0.30
	per proposed residential unit	$120.00	$125.00
Development Variance Permit	Application fee	$3,550.00	$3,690.00
Temporary Use Permit	Application fee	$3,550.00	$3,690.00
Telecommunication Tower	Application fee	$3,550.00	$3,690.00
Liquor Licencing	New Liquor Primary Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	$3,450.00	$3,585.00
	Amendment to an existing Liquor Primary Licence	$2,150.00	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,150.00	$2,235.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,150.00	$2,235.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$215.00	$225.00
ALR	Fees as established by the Agricultural Land Commission		
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	$3,600.00 $120.00	$3,740.00 $125.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	$1,200.00	$1,245.00
	Phased Strata Form P Approval	$1,200.00	$1,245.00
	Phased Strata Form P Amendment	$500.00	$520.00
	Phased Strata Plan Approval	$500.00	$520.00
Streamside Protection and Enhancement Development Permit	Development Permit	$3,700.00	$3,845.00
	Modification Request	$1,900.00	$1,975.00
Erosion and Sediment Control Permit	Application fee [10]		$550.00
	Exemption fee		$550.00
	Extension fee		$550.00
	Amendment fee		$550.00

DEVELOPMENT APPLICATION Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
	Re-inspection fee		$260.00
Other	Development Engineering Administration fee payable prior to final reading, final subdivision approval or permit issuance	$600.00	$625.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,200.00	$1,245.00
	Landscape Re-inspection fee	$250.00	$260.00
	Legal Document Review and/or Signing fee	$500.00	$520.00
	Routley Environmental Monitoring fee[8] per unit being rezoned	$100.00	$104.00
	Neighbourhood Planning Administration Fees[9] Southwest Gordon Estate[8] Fee per unit being rezoned.	$65.00	$68.00
	Routley[8] Fee per unit being rezoned.	$148.00	$154.00
	Yorkson[8] Fee per unit being rezoned.	$143.00	$149.00
	Walnut Grove Stage 9 (Redwoods)[8] Fee per unit being rezoned.	$165.00	$171.00
	Carvolth Fee per gross acre being rezoned.	$2,266.00	$2,355.00
	Northeast Gordon Estate[9] Fee per unit being rezoned.	$399.00	$415.00
	Central Gordon Estate[8] Fee per unit being rezoned.	$164.00	$170.00
	Latimer[8] Fee per unit being rezoned.	$149.00	$155.00
	Smith[8] Fee per unit being rezoned.	$161.00	$167.00
	Williams Fee per gross acre being rezoned.	$2,375.00	$2,465.00
Extraordinary Charges	Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of: • Each additional staff report to Council greater than 2	$550.00	$1,245.00
	• Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application	At cost	At cost
	• Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings	At cost	At cost
	• Where an applicant makes a significant change to the land use and/or site layout of an application resulting in a new File Review Letter		$3,750.00
	Research and information request		At cost
Refundable Portion of Development Application Fees	Upon written request of the owner to withdraw an application: 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. $1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing		
Cannabis Retail Licence	New cannabis retail store and/or permanent relocation of an existing Cannabis Retail Licence	$3,450.00	$3,585.00
	Amendment to an existing Cannabis Retail Licence	$2,150.00	$2,235.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	$215.00	$225.00

NOTES:

1 Supplemental fees payable prior to final reading of bylaw

2 Maximum application fee payable $50,000

3 Where one rezoning application proposes more than one zone the highest zone fee shall apply

4 Where one application proposes to amend a Sub-Neighbourhood Plan, Neighbourhood Plan or Official Community Plan, only one fee is payable under this category

5 Supplemental fees payable prior to issuance of a building permit. Single family lots payable prior to issuance of Development Permit

6 Where an application incorporates a Development Variance Permit, each fee category applies

7 Maximum application fee payable $50,000

8 For a non-residential development, the fee is based on 10 units per gross acre

9 No administration fee is payable where lands are being rezoning for Civic Institutional P-1 purposes

10 Or as calculated by the ESC Coordinator at 5% of the supply, installation and maintenance costs up to $2,200

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

AIRPORT Fee Type	Description	Fees & Charges without tax	Proposed Fees & Charges without tax
Aircraft Parking			
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,323.00	$1,363.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$165.38	$170.34
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.48	$10.79
Mail Service			
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$165.00	$165.00
Key Deposit	Refundable mailbox key deposit	$50.00	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00	$30.00
Gate Access			
Airport Vehicle Operator Permit Application Fee	Permit Application & Administration Fees		$30.00
Airport Vehicle Operator Permit Driving Test Fee	Permit Driving Test		$40.00
Airport Vehicle Operator Permit Access Card Fee	For each card	$19.05	$30.00
Airside Escort Fees			
During Regular Business Hours	Per hour, minimum 1 hour charge		$75.00
Outside Regular Business Hours	Per hour, minimum 3 hour charge		$150.00
Administration Fee	Administration Fee on all services invoiced		15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

RECREATION, ARTS and CULTURE Fee Type	Description	Fee and charges without tax	Proposed Fees & Charges without tax
Pool, Fitness, and Arena Admissions			
Single Admissions	Child	3.43	3.52
	Youth	4.33	4.48
	Adult	6.95	7.14
	Senior	5.14	5.29
	Super Senior	0.95	0.95
	Family	13.86	14.29
	Student	4.90	5.05
	Drop-in Hockey	7.00	7.19
	Loonie Admission	0.95	0.95
	Toonie Admission	1.90	1.90
10 Pass	Child	30.81	31.71
	Youth	38.86	40.05
	Adult	62.43	64.29
	Senior	46.33	47.71
	Super Senior	9.52	9.52
	Family	124.86	128.62
	Student	44.14	45.48
20 Pass	Child	54.76	56.38
	Youth	69.05	71.14
	Adult	111.00	114.33
	Senior	82.33	84.81
	Super Senior	19.05	19.05
	Family	222.00	228.67
	Student	78.43	80.76
1 Month	Child	34.24	35.29
	Youth	43.14	44.43
	Adult	69.38	71.48
	Senior	51.48	53.05
	Family	138.76	142.90
	Student	49.05	50.52
3 Months	Child	71.86	74.00
	Youth	90.62	93.33
	Adult	145.67	150.05
	Senior	108.05	111.29
	Family	291.33	300.05
	Student	102.95	106.05
1 Year	Child	246.38	253.76
	Youth	310.76	320.10
	Adult	499.48	514.48
	Senior	370.57	381.67
	Family	998.90	1,028.86
	Student	353.00	363.57
Summer Pass	Summer Pass	19.05	23.81
Waterpark Single Admissions	Child	4.90	5.05
	Youth	6.29	6.48
	Adult	9.95	10.24
	Senior	7.57	7.81
	Super Senior	0.95	0.95
	Student	7.14	7.33

RECREATION, ARTS and CULTURE Fee Type	Description	Fee and charges without tax	Proposed Fees & Charges without tax
Waterpark 10 Pass	Child	44.14	45.48
	Youth	56.52	58.24
	Adult	89.67	92.38
	Senior	67.95	70.00
	Super Senior	9.52	9.52
	Student	64.05	65.95
Waterpark 20 Pass	Child	78.43	80.76
	Youth	100.48	103.48
	Adult	159.38	164.14
	Senior	120.81	124.43
	Super Senior	19.05	19.05
	Student	113.81	117.24
Museum Admissions			
Single Admissions	Child	3.43	3.52
	Youth	4.33	4.48
	Adult	6.95	7.14
	Senior	5.14	5.29
	Super Senior	0.95	0.95
	Family	13.86	14.29
	Student	4.90	5.05
	Loonie Admission	0.95	0.95
	Toonie Admission	1.90	1.90
Yearly Membership	Child	8.09	8.33
	Youth	10.24	10.52
	Adult	16.28	16.76
	Senior	12.24	12.62
	Super Senior	2.52	2.57
	Family	31.81	32.76
	Student	11.62	11.95
salishan Place by the River Rentals			
	salishan Theatre - capacity up to 175 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	1,743.75	1,796.04
	salishan Theatre - capacity up to 175 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	872.39	898.53
	salishan Theatre - capacity up to 175 - Commercial Hourly	165.46	170.39
	salishan Theatre - capacity up to 175 - Private Hourly	110.65	113.94
	salishan Theatre - capacity up to 175 - Non-Profit Hourly	55.84	57.48
	Exhibition Hall 3 - capacity up to 75 - Commercial Hourly	180.56	185.95
	Exhibition Hall 3 - capacity up to 75 - Private Hourly	127.87	131.68
	Exhibition Hall 3 - capacity up to 75 - Non-Profit Hourly	75.24	77.47
	Roof Top Amenity - capacity up to 175 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	1,743.75	1,796.04
	Roof Top Amenity - capacity up to 175 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	872.39	898.53
	Roof Top Amenity - capacity up to 175 - Commercial Hourly	165.46	170.39
	Roof Top Amenity - capacity up to 175 - Private Hourly	110.65	113.94
	Roof Top Amenity - capacity up to 175 - Non-Profit Hourly	55.84	57.48
	Reception Hall - capacity up to 170 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	55.84	57.48
	Reception Hall - capacity up to 170 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	110.65	113.94
	Reception Hall - capacity up to 170 - Commercial Hourly	1,743.75	1,796.04
	Reception Hall - capacity up to 170 - Private Hourly	872.39	898.53

RECREATION, ARTS and CULTURE Fee Type	Description	Fee and charges without tax	Proposed Fees & Charges without tax
	Reception Hall - capacity up to 170 - Non-Profit Hourly	165.46	170.39
Outdoor venue	Amphitheatre - capacity up to 84 - Commercial Hourly	31.70	32.62
	Amphitheatre - capacity up to 84 - Private Hourly	25.48	26.21
	Amphitheatre - capacity up to 84 - Non-Profit Hourly	13.00	13.36
	Exhibition Hall 1 - capacity up to 95 - Commercial Hourly	180.56	185.95
	Exhibition Hall 1 - capacity up to 95 - Private Hourly	127.87	131.68
	Exhibition Hall 1 - capacity up to 95 - Non-Profit Hourly	75.24	77.47
	Exhibition Hall 2 - capacity up to 30 - Commercial Hourly	90.28	92.96
	Exhibition Hall 2 - capacity up to 30 - Private Hourly	63.94	65.83
	Exhibition Hall 2 - capacity up to 30 - Non-Profit Hourly	37.62	38.72
Swimming Pool Rentals			
	Aquaplay - Commercial Prime Hourly	597.64	615.54
	Aquaplay - Commercial Non-Prime Hourly	299.31	308.26
	Aquaplay - Private Prime Hourly	398.76	410.69
	Aquaplay - Private Non-Prime Hourly	199.88	205.85
	Aquaplay - Non-Profit Prime Hourly	199.88	205.85
	Aquaplay - Non-Profit Non-Prime Hourly	100.43	103.41
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	8.80	9.03
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	16.60	17.06
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	32.19	33.13
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	24.39	25.09
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	47.79	49.19
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	94.57	97.38
	Beachside Green - Commercial Prime Hourly	597.64	615.54
	Beachside Green - Commercial Non-Prime Hourly	299.31	308.26
	Beachside Green - Private Prime Hourly	398.76	410.69
	Beachside Green - Private Non-Prime Hourly	199.88	205.85
	Beachside Green - Non-Profit Prime Hourly	199.88	205.85
	Beachside Green - Non-Profit Non-Prime Hourly	100.43	103.41
	Dive Tank Commercial - Prime Hourly	81.27	83.68
	Dive Tank Commercial - Non-Prime Hourly	41.14	42.34
	Dive Tank Private - Prime Hourly	54.51	56.12
	Dive Tank Private - Non-Prime Hourly	27.76	28.56
	Dive Tank Non-Profit - Prime Hourly	27.76	28.56
	Dive Tank Non-Profit - Non-Prime Hourly	14.38	14.78
	1/2 Dive Tank Commercial - Prime Hourly	41.17	42.37
	1/2 Dive Tank Commercial - Non-Prime Hourly	21.10	21.70
	1/2 Dive Tank Private - Prime Hourly	27.78	28.58
	1/2 Dive Tank Private - Non-Prime Hourly	14.39	14.79
	1/2 Dive Tank Non-Profit - Prime Hourly	14.39	14.79
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	7.71	7.91
	Lazy River - Commercial Prime Hourly	796.51	820.38
	Lazy River - Commercial Non-Prime Hourly	398.76	410.69
	Lazy River - Private Prime Hourly	531.34	547.25
	Lazy River - Private Non-Prime Hourly	266.17	274.13
	Lazy River - Non-Profit Prime Hourly	266.17	274.13
	Lazy River - Non-Profit Non-Prime Hourly	133.59	137.57
	Leisure Pool - Commercial Prime Hourly	796.51	820.38
	Leisure Pool - Commercial Non-Prime Hourly	398.76	410.69
	Leisure Pool - Private Prime Hourly	531.34	547.25
	Leisure Pool - Private Non-Prime Hourly	266.17	274.13

RECREATION, ARTS and CULTURE Fee Type	Description	Fee and charges without tax	Proposed Fees & Charges without tax
	Leisure Pool - Non-Profit Prime Hourly	266.17	274.13
	Leisure Pool - Non-Profit Non-Prime Hourly	133.59	137.57
Pacific Lagoon (ACUCC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	81.27	83.68
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	41.14	42.34
	Shallow Tank 10m-12.5m - Private Prime Hourly	54.51	56.12
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	27.76	28.56
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	27.76	28.56
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	14.38	14.78
	Pool Lane 10m-12.5m - Commercial Prime Hourly	21.95	22.58
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	11.50	11.82
	Pool Lane 10m-12.5m - Private Prime Hourly	14.95	15.36
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	8.01	8.22
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	8.01	8.22
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	4.50	4.60
	Pool Lane 17.5m - Commercial Prime Hourly	32.35	33.29
	Pool Lane 17.5m - Commercial Non-Prime Hourly	16.71	17.18
	Pool Lane 17.5m - Private Prime Hourly	21.90	22.52
	Pool Lane 17.5m - Private Non-Prime Hourly	11.45	11.76
	Pool Lane 17.5m - Non-Profit Prime Hourly	11.45	11.76
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	6.25	6.40
	Pool Lane 25m - Commercial Prime Hourly	42.91	44.16
	Pool Lane 25m - Commercial Non-Prime Hourly	21.95	22.58
	Pool Lane 25m - Private Prime Hourly	28.96	29.80
	Pool Lane 25m - Private Non-Prime Hourly	14.95	15.36
	Pool Lane 25m - Non-Profit Prime Hourly	14.95	15.36
	Pool Lane 25m - Non-Profit Non-Prime Hourly	8.01	8.22
	Pool Lane 50m - Commercial Prime Hourly	84.81	87.33
	Pool Lane 50m - Commercial Non-Prime Hourly	42.90	44.15
	Pool Lane 50m - Private Prime Hourly	56.85	58.53
	Pool Lane 50m - Private Non-Prime Hourly	28.96	29.80
	Pool Lane 50m - Non-Profit Prime Hourly	28.96	29.80
	Pool Lane 50m - Non-Profit Non-Prime Hourly	14.95	15.36
	Tidal Pool with Video - Commercial Prime Hourly	796.51	820.38
	Tidal Pool with Video - Commercial Non-Prime Hourly	398.76	410.69
	Tidal Pool with Video - Private Prime Hourly	531.34	547.25
	Tidal Pool with Video - Private Non-Prime Hourly	266.17	274.13
	Tidal Pool with Video - Non-Profit Prime Hourly	266.17	274.13
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	133.59	137.57
	Waterslides - Commercial Prime Hourly	796.51	820.38
	Waterslides - Commercial Non-Prime Hourly	398.76	410.69
	Waterslides - Private Prime Hourly	531.34	547.25
	Waterslides - Private Non-Prime Hourly	266.17	274.13
	Waterslides - Non-Profit Prime Hourly	266.17	274.13
	Waterslides - Non-Profit Non-Prime Hourly	133.59	137.57
	Wave Pool - Commercial Prime Hourly	796.51	820.38
	Wave Pool - Commercial Non-Prime Hourly	398.76	410.69
	Wave Pool - Private Prime Hourly	531.34	547.25
	Wave Pool - Private Non-Prime Hourly	266.17	274.13
	Wave Pool - Non-Profit Prime Hourly	266.17	274.13
	Wave Pool - Non-Profit Non-Prime Hourly	133.59	137.57
	Pool Beach Area - Commercial Prime Hourly	84.70	87.21
	Pool Beach Area - Commercial Non-Prime Hourly	42.85	44.10
	Pool Beach Area - Private Prime Hourly	56.84	58.52
	Pool Beach Area - Private Non-Prime Hourly	28.85	29.69
	Pool Beach Area - Non-Profit Prime Hourly	28.85	29.69
	Pool Beach Area - Non-Profit Non-Prime Hourly	14.99	15.41

RECREATION, ARTS and CULTURE Fee Type	Description	Fee and charges without tax	Proposed Fees & Charges without tax
	Full Waterpark area - Commercial Prime Hourly	3,138.82	3,232.96
	Full Waterpark area - Commercial Non-Prime Hourly	1,574.20	1,621.40
	Full Waterpark area - Private Prime Hourly	2,095.84	2,158.69
	Full Waterpark area - Private Non-Prime Hourly	1,052.58	1,084.13
	Full Waterpark area - Non-Profit Prime Hourly	1,052.58	1,084.13
	Full Waterpark area - Non-Profit Non-Prime Hourly	531.25	547.15
Arena Ice Rentals			
	Commercial - Prime Hourly	509.57	524.83
	Commercial - Non-Prime Hourly	294.41	303.22
	Private - Prime Hourly	419.01	431.55
	Private - Non-Prime Hourly	235.08	242.11
	Non-Profit - Prime Hourly	158.17	162.88
	Non-Profit - Non-Prime Hourly	96.31	99.17
	Junior Hockey Game/Practice - Season-Prime Hourly	189.19	194.84
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	189.19	194.84
	Junior Hockey Practice - Season- Non-Prime Hourly	110.14	113.42
Arena Dry Floor Rentals			
	Commercial - Prime Hourly	199.27	205.22
	Commercial - Non-Prime Hourly	119.96	123.53
	Private - Prime Hourly	98.92	101.85
	Private - Non-Prime Hourly	59.77	61.53
	Non-Profit - Prime Hourly	51.85	53.38
	Non-Profit - Non-Prime Hourly	31.51	32.43
	Senior "A" Lacrosse - Prime Hourly	125.27	129.00
Curling Ice Rentals			
	Commercial - Prime Hourly/Sheet	44.31	45.61
	Adult - Prime Hourly/Sheet	38.47	39.60
	Youth - Prime Hourly/Sheet	18.99	19.53
	Senior - Prime Hourly/Sheet	20.88	21.48
	Commercial - Non-Prime Hourly/Sheet	26.98	27.76
	Adult - Non-Prime Hourly/Sheet	23.10	23.76
	Youth - Non-Prime Hourly/Sheet	11.79	12.12
	Senior - Non-Prime Hourly/Sheet	12.93	13.29
Curling Dry Floor Rentals			
	Commercial - Prime Hourly	85.20	87.73
	Adult - Prime Hourly	43.11	44.37
	Youth - Prime Hourly	30.97	31.86
	Senior - Prime Hourly	33.38	34.35
	Commercial - Non-Prime Hourly	51.52	53.03
	Adult - Non-Prime Hourly	26.25	27.01
	Youth - Non-Prime Hourly	18.98	19.52
	Senior - Non-Prime Hourly	20.44	21.02
Sports Box Class A1 GPC Rentals	Commercial Hourly	162.49	167.33
Includes contribution to park asset replacement reserve fund.	Private Hourly	95.18	98.01
	Adult Non-Profit Hourly	56.21	57.86
	Youth Non-Profit Hourly	29.34	30.19
Facility Rentals			
Aerobic Rooms			
	Aerobics Room - Commercial Hourly	116.47	119.94
	Aerobics Room - Private Hourly	77.97	80.28
	Aerobics Room - Non-Profit Hourly	39.50	40.65
Gymnasiums			
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	103.20	106.27
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	52.11	53.64
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	52.11	53.64
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	26.55	27.32
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	26.55	27.32

RECREATION, ARTS and CULTURE Fee Type	Description	Fee and charges without tax	Proposed Fees & Charges without tax
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	13.78	14.16
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	307.62	316.82
	Gymnasium - Full - Double Gym - Prime Private Hourly	205.41	211.54
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	103.20	106.27
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	154.31	158.91
	Gymnasium - Half - Single Gym - Prime Private Hourly	103.20	106.27
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	52.11	53.64
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	52.11	53.64
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	26.55	27.32
	Gymnasium - Elementary School - Commercial Hourly	154.31	158.91
	Gymnasium - Elementary School - Private Hourly	103.20	106.27
	Gymnasium - Elementary School - Non-Profit Hourly	52.11	53.64
	Gymnasium - Middle School - Commercial Hourly	171.65	176.76
	Gymnasium - Middle School - Private Hourly	114.76	118.17
	Gymnasium - Middle School - Non-Profit Hourly	57.88	59.58
Lobbies			
	Lobby - Commercial Hourly	41.05	42.25
	Lobby - Private Hourly	32.08	33.01
	Lobby - Non-Profit Hourly	16.54	17.01
	Fraser River Theatre - Commercial Use Booking Flat (Fri/Sat) 12noon-2am	1,743.75	1,796.04
	Fraser River Theatre - General Use Booking Flat (Fri/Sat) 12noon-2am	872.39	898.53
	Fraser River Theatre - Commercial Hourly	165.46	170.39
	Fraser River Theatre - Private Hourly	110.65	113.94
	Fraser River Theatre - Non-Profit Hourly	55.84	57.48
Facility Specific Rentals			
ACUCC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	143.25	147.52
	Roof Deck - capacity up to 60 - Private Hourly	95.83	98.68
	Roof Deck - capacity up to 60 - Non-Profit Hourly	48.42	49.84
ACUCC Indoor Walking Track	Two Lanes - Commercial Hourly	25.43	26.17
	Two Lanes - Private Hourly	17.28	17.77
	Two Lanes - Non-Profit Hourly	9.15	9.39
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	47.72	49.12
	Capacity up to 45 - Private Hourly	32.16	33.09
	Capacity up to 45 - Non-Profit Hourly	16.60	17.07
	Capacity up to 80 - Commercial Hourly	72.15	74.29
	Capacity up to 80 - Private Hourly	48.44	49.87
	Capacity up to 80 - Non-Profit Hourly	24.73	25.44
	Capacity up to 133 - Commercial Hourly	83.45	85.93
	Capacity up to 133 - Private Hourly	55.95	57.60
	Capacity up to 133 - Non-Profit Hourly	28.50	29.33
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	48.13	49.54
	Lower Lounge - Private Hourly	32.41	33.36
	Lower Lounge - Non-Profit Hourly	16.72	17.19
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate 12noon-2am	660.30	680.08
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate 12noon-2am	220.80	227.40
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate 12noon-2am	440.55	453.74

ATTACHMENT M

SCHEDULE 3. ANIMAL CONTROL

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5852

Fee Type	Description	Existing Fees & Charges without tax (2023/2024)	Fees & Charges without tax
Male/Female	Regular	$70.00	$70.00
	Regular Discounted on or before Feb 1st	$60.00	$60.00
	Seniors (over 65 years of age)	$45.00	$45.00
	Seniors Discounted on or before Feb 1st	$35.00	$35.00
Male/Female Neutered/Spayed	Regular	$40.00	$40.00
	Regular Discounted on or before Feb 1st	$30.00	$30.00
	Seniors (over 65 years of age)	$30.00	$30.00
	Seniors Discounted on or before Feb 1st	$20.00	$20.00
Dangerous Dog	Regular	$350.00	$350.00
	Regular Discounted on or before Feb 1st	$350.00	$350.00
	Seniors (over 65 years of age)	$350.00	$350.00
	Seniors Discounted on or before Feb 1st	$350.00	$350.00
Aggressive Dog	Regular	$170.00	$170.00
	Regular Discounted on or before Feb 1st	$170.00	$170.00
	Seniors (over 65 years of age)	$170.00	$170.00
	Seniors Discounted on or before Feb 1st	$170.00	$170.00
Hobby Kennel	In conjunction with payment of their business licence, a Hobby Kennel is entitled to receive a maximum 6 dog licence tags at no additional cost. For Hobby Kennels, no further licences may be issued or purchased.	N/A	N/A
Commercial Kennel	In conjunction with payment of their business licence, a Commercial Kennel is entitled to receive a maximum 6 dog tags at no additional cost. For Commercial Kennels, further licences may be purchased at a cost of $15.00 each.	$15.00	$15.00
Working Dogs for the Disabled	Notwithstanding all of the fees stated above, an annual licence fee is applicable for each working dog used to assist the disabled.	$10.00	$10.00
Other Dog Fees	A fee is applicable for replacement of a lost or destroyed licence tag	$10.00	$10.00
	A fee is applicable for the transferring of a licence under section 12 or 13; or for issuing a licence under section 14 (Bylaw 4440)	$15.00	$15.00
Registration for Audible Bird Scare Device (Propane Cannon)	Annual registration fee per site, as defined in the Township of Langley Audible Bird Scare Devices Farm Byalw 2013 No. 5005, as amended.	$125.00 per annum, plus applicable tax(es)	$125.00 per annum, plus applicable tax(es)

ATTACHMENT N

SCHEDULE 4. FINANCE

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5852

FINANCE Fee Type	Description	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C
Tax Information Certificates (TIC):		
- Electronic	Tax Information	$40.00
- Issued by TOL	Tax Information	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00
Refund Charge	Refund Charge	$30.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year
Apportionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)

ATTACHMENT O

SCHEDULE 6. POLICE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW 2020 NO. 5593

POLICE Fee Type	Description	Fees & Charges without tax
6.1 Disclosure	Transcripts (Certified)	$50.00
	Video/Audio Tape/Photo CD	$55.00
	Photograph - Custom Print	$10.00
	Photocopies (Per Page) Black & White	$0.50
	Photocopies (Per Page) Colour	$1.00
6.2 False Alarms	False Alarm (revenue from bylaw for police attendance at second and subsequent alarms - for any six month period)	$75.00
6.3 Police Information Check	Per individual with or without fingerprints	$65.00
6.4 Police Certificates	Police Certificates (for travel documents)	$65.00
6.5 Fingerprints	Fingerprints only (including those for volunteers)	$65.00
6.6 Accident Reports	Mechanical Inspection	$100.00
	Traffic Analysis Report	$500.00
	Police or Traffic Report (ICBC-CL 59 & CL152)	$55.00
	MVA 6020 – (Scaled Drawing/Field Drawing/Planned Drawing)	$50.00
	MVA 6020- (Measurements)	$50.00
	File Research	$35.00/Hour to $60.00/Hour
6.7 Administration	Administration Fee on all services invoiced	15% (max $500.00)

ATTACHMENT P

SCHEDULE 9. SOLID WASTE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW 2017 NO. 5273

SOLID WASTE Fee Type	Description	Fees & Charges without tax
Backyard Composter	Sale of compost bid product	$23.81
Composter Aerator	Sale of compost aerator product	$14.29
Zero Waste Station Rental	Security Deposit (up to $200.00) towards rental recycling stations	$200.00
Green Waste Kitchen Catcher	Sale of kitchen catcher product for organic kitchen waste	$5.00

SCHEDULE 15. TREE PROTECTION

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5988

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150
Tree Protection Application Fee to cut or remove a protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree in imminent failure, dead, dying, damaged, diseased, or in decline beyond expectations of recovery	No Fee
Cash-In-Lieu Fee for removed trees (per tree)	Imminent Failure	No Fee
	Dead, Dying, Damaged, Diseased, In Decline Beyond Expectations of Recovery	No Fee
	Building Envelope, Driveway or Septic Field Conflicts	20 to 30cm dbh $600 greater than 30cm dbh $1,200 Construction footprint for accessory building and building addition projects that may include driveway or septic field work that are in total less than 100m^2 to a maximum of $10,000 Construction footprint for accessory building and building addition projects that may include driveway or septic field work that are in total between 100 and 150m^2 to a maximum of $15,000 Construction footprint for non-accessory building and new building projects that may include driveway or septic field work to a maximum of $50,000
	Trees that are inappropriate for their species, size or location	$100
	Trees removed without a permit	$8,000
	Hedges	to be determined by Municipality

Permit fee to remove protected tree(s) (per tree)	Building Envelope, Driveway or Septic Field Conflicts	$100
	Trees that are inappropriate for their species, size or location	$100
	Hedges	to be determined by Municipality
	Protected tree(s) removed without a permit	$2,500
Permit to cut or remove protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree cut or remove fee (per tree).	No Fee
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100
Re-Inspection Fee	Re-Inspection Fee for bylaw compliance (each occurrence)	$165

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

EXPLANATORY NOTE

Bylaw No. 5992 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILM
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992”.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. The Township hereby imposes fees and charges for the provision of services and information as specified in Schedules “1”, “2”, ”5”, “7”, “8”, “10”, ”11”, ”12”, “13”, “14”, “16” and “17”, attached to and forming part of this bylaw. Schedules ”3”, “4”, “6”, “9,” and “15” remain unchanged.

4. The following schedules of fees and charges are hereby imposed to align with the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992:

    - Schedule 1: PARKS
    - Schedule 2: CEMETERIES
    - Schedule 5: MISCELLANEOUS CORPORATE
    - Schedule 7: FIRE
    - Schedule 8: TRANSPORTATION
    - Schedule 10: FILM
    - Schedule 11: WATERWORKS
    - Schedule 12: SEWER
    - Schedule 13: STORMWATER
    - Schedule 14: DEVELOPMENT SERVICES
    - Schedule 16: AIRPORT
    - Schedule 17: RECREATION AND CULTURE

5. Federal and Provincial sales taxes will be added where applicable.

6. Wherever this Bylaw sets out fees and charges with respect to other Township bylaws and such other bylaws contain similar fees and charges, this Bylaw is deemed to prevail.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

PARKS Fee Type	Description	Fees & Charges without tax
Outdoor Plaza**+ x	Commercial Hourly Rate	$35.50
(Bedford Plaza, Aldergrove Plaza)	Private Hourly Rate	$19.40
**Public Spaces Waste Management	Non-Profit Hourly Rate	$11.00
McLeod Athletic Park Stadium		
McLeod Athletic Park Stadium x	Commercial Hourly	$334.75
	Non-Profit Hourly (with admissions)	$248.25
	Private Hourly	$204.50
	Non-Profit Adult Hourly	$160.80
	Non-Profit Youth Hourly	$160.80
McLeod Atheltic Park Stadium Synthetic Turf Field Class A** + "" + x		
""Includes contribution to park asset replacement reserve fund	Prime - Commercial Hourly	$144.60
	Prime - Private Hourly	$125.95
	Prime - Non-Profit Adult Hourly	$68.80
	Prime - Non-Profit Youth Hourly	$46.80
	Non-Prime - Commercial Hourly	$120.05
	Non-Prime - Private Hourly	$101.50
	Non-Prime - Non-Profit Adult Hourly	$43.50
	Non-Prime - Non-Profit Youth Hourly	$24.15
	Removal or Installation of football uprights in the oval field	$3,045.75
McLeod Athletic Park Track Eight Lanes "" + x	Commercial Hourly Rate	$103.75
	Private Hourly Rate	$70.10
	Non-Profit Hourly Rate	$36.35
McLeod Athletic Park - Track & Field + x	Commercial Hourly Rate	$158.60
(Long Jump, Shot Put, High Jump, Pole Vault, Throws Area)	Private Hourly Rate	$107.45
	Non-Profit Adult Hourly Rate	$56.10
	Non-Profit Youth Hourly	$47.30
McLeod Athletic Park - Throws Area (Throws Cage & Javelin) + x	Commercial Hourly Rate	$29.00
(Javelin, Shot Put, Discus, Hammer Throw)	Private Hourly Rate	$20.25
	Non-Profit Adult Hourly Rate	$11.45
	Non-Profit Youth Hourly	$7.00
McLeod Athletic Park Announcers Booth	Commercial	$105.00
(Includes Annoucers Booth, Score Board, & Audio System)	Private	$70.00
	Non-Profit	$35.00
McLeod Athletic Park First Aid Room	Commercial Hourly Rate	$15.90
	Private Hourly Rate	$10.60
	Non-Profit Hourly Rate	$5.30
McLeod Athletic Park Officals Room	Commercial Hourly Rate	$15.90
	Private Hourly Rate	$10.60
	Non-Profit Hourly Rate	$5.30
McLeod Athletic Park Video Display Screen	Commercial Hourly Rate	$226.75
	Private Hourly Rate	$151.55
	Non-Profit Hourly Rate	$76.30
Storage Space	Monthly Non-Profit $/ft^2 Rate	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$771.30
	Private Per Day Rate	$514.60
	Non-Profit Per Day Rate	$257.80
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Commercial Per Day Rate	$467.95
	Private Per Day Rate	$312.30

PARKS Fee Type	Description	Fees & Charges without tax
	Non-Profit Per Day Rate	$156.70
Park Concession Rental + x	Per day	$81.50
	Seasonal Monthly Non-Profit Rate	$344.15
Williams Park Picnic Area **+ x	Commercial	$49.30
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private	$33.75
	Non-Profit	$18.20
Park Picnic Shelter **+ x	Commercial Hourly Rate	$35.30
	Private Hourly Rate	$18.90
	Non-Profit Hourly Rate	$10.75
Ponder Park Camping Fee	Per night, per child	$2.00
Boat Launch Closure Fee +	Per event fee	$377.15
Access to Private Property Permit Fee	Per permit	$100.00
Park Permit Application Fee	Per permit	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00
Special Even Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50
	ToL Staff Event Support/Equipment	At Cost
	Community Patrol Officer - per hour	$30.00
Spirit Stage Fee	Commercial - first day	$620.95
	Commercial - additional day	$311.05
	Private - first day	$414.30
	Private - additional day	$207.70
	Non-Profit - first day	$207.70
	Non-Profit - additional day	$104.40
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$304.55
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$608.05
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,098.75
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,196.40
Water Wagon	Per Day Rate	$100.00
	Set-up/Take-down	$295.70
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$590.35
Misting Tent	Per Day Rate	$100.00
	Set-up/Take-down	$295.70
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$590.35
Synthetic Turf Fields Class AAA"" + x		
	Prime - Commercial Hourly	$434.00
	Prime - Private Hourly	$370.90
	Prime - Non-Profit Adult Hourly	$221.75
	Prime - Non-Profit Youth Hourly	$141.40
	Non-Prime - Commercial Hourly	$370.90
	Non-Prime - Private Hourly	$325.00
	Non-Prime - Non-Profit Adult Hourly	$175.85
	Non-Prime - Non-Profit Youth Hourly	$112.75
Synthetic Turf Fields Class A "" + x	Prime - Commercial Hourly	$144.60
	Prime - Private Hourly	$125.95
	Prime - Non-Profit Adult Hourly	$68.80
	Prime - Non-Profit Youth Hourly	$46.80

PARKS Fee Type	Description	Fees & Charges without tax
	Non-Prime - Commercial Hourly	$120.05
	Non-Prime - Private Hourly	$101.50
	Non-Prime - Non-Profit Adult Hourly	$43.50
	Non-Prime - Non-Profit Youth Hourly	$24.15
Synthetic Turf Fields Class B "" + [x]	Prime - Commercial Hourly	$102.35
(70% Class A)	Prime - Private Hourly	$89.35
	Prime - Non-Profit Adult Hourly	$49.30
	Prime - Non-Profit Youth Hourly	$33.85
	Non-Prime - Commercial Hourly	$85.15
	Non-Prime - Private Hourly	$72.15
	Non-Prime - Non-Profit Adult Hourly	$31.55
	Non-Prime - Non-Profit Youth Hourly	$17.95
All Weather Fields + [x]	Commercial Hourly	$35.05
	Private Hourly	$24.25
	Non-Profit Adult Hourly	$9.85
	Non-Profit Youth Hourly	$6.30
Natural Grass Fields + [x]	Commercial Hourly	$35.25
	Private Hourly	$24.35
	Non-Profit Adult Hourly	$12.75
	Non-Profit Youth Hourly	$7.10
Disc Golf + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Sports Box Class A MAP [x]	Commercial Hourly	$116.25
Includes contribution to park asset replacement	Private Hourly	$98.10
	Non-Profit Adult Hourly	$41.50
	Non-Profit Youth Hourly	$22.55
Sports Box Class B [x]	Commercial Hourly	$29.00
	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
Bocce Courts Class A + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Tennis Courts Class A + [x]	Commercial Hourly	$52.45
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$35.80
Langley Meadows	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Tennis Courts Class B + [x]	Commercial Hourly	$29.00
	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
Outdoor Basketball Courts + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Sand Volleyball + [x]	Commercial Hourly	$29.00
	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
Skate Park + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Mountain Bike Park + [x]	Commercial Hourly	$52.45

PARKS Fee Type	Description	Fees & Charges without tax
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Non Formal Park Use + [x]	Commercial Hourly	$29.00
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
MAP Synthetic Turf Diamond + [x]	Prime - Commercial Hourly	$75.10
	Prime - Private Hourly	$61.70
	Prime - Non-Profit Adult Hourly	$33.65
	Prime - Non-Profit Youth Hourly	$22.15
	Non-Prime Commercial Hourly	$65.75
	Non-Prime Private Hourly	$52.40
	Non-Prime Non-Profit Adult Hourly	$24.10
	Non-Prime Non-Profit Youth Hourly	$13.55
Bleacher Move	Per Bleacher Move	$500.00
Soccer Goal Set-Up	Per Occurrence Rate	$295.45
Rugby Upright Set-Up	Per Occurence Rate	$450.00
Amphitheatre** + [x]	Commercial Hourly	$66.85
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$54.00
	Non-Profit Hourly	$28.35
Change Rooms - Parks [x]	Commercial Hourly Rate	$16.50
	Private Hourly Rate	$11.50
	Non-Profit Hourly Rate	$6.50
Community Patrol Officer Fee [x]	Per hour	$1.50
([x] to be charged on Park booking fees)		
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$86.05
	Master Lock - standard shackle	$19.50
	Master Lock - 2.5 inch shackle	$22.95
Key Replacement	Best Lock Key	$9.15
(per key)	Master Lock Key	$5.70
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
Public Service Signs		
Signage for non-profit sports	Sign Fabrication by Township	$100.00
organizations, or public services	Sign Installation by Township	$50.00
Administration Fee		
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)
Township of Langley Bookings	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery					
(Tax is not included)				-	
Right of Interment-Resident	Adult Size	$3,028.00	$1,298.00	$216.30	$4,542.30
	Child Size	$899.00	$385.00	$64.20	$1,348.20
	Infant Size	$899.00	$385.00	$64.20	$1,348.20
	Cremation Plot	$1,144.00	$490.00	$81.70	$1,715.70
	Natural/Hybrid	$2,640.00	$1,132.00	$188.60	$3,960.60
	Scattering Garden	$281.00	$121.00	$20.10	$422.10
	Single Lawn Crypt	$2,955.00	$1,266.00	$211.05	$4,432.05
	Double Lawn Crypt	$3,637.00	$1,559.00	$259.80	$5,455.80
	Veteran-includes former resident	$1,320.00	$566.00	$94.30	$1,980.30
	Veteran Cremation Plot-includes former resident	$573.00	$245.00	$40.90	$858.90
	Wall Niche Single	$1,905.00	$816.00	$136.05	$2,857.05
	Wall Niche Double	$2,575.00	$1,104.00	$183.95	$3,862.95
	Fort Langley Adult Premium Lot	$5,282.00	$2,263.00	$377.25	$7,922.25
	Fort Langley Family Cremation Premium Lot	$4,575.00	$1,960.00	$326.75	$6,861.75
Right of Interment - Non-Resident	Adult Size	$5,282.00	$2,263.00	$377.25	$7,922.25
	Child Size	$2,688.00	$1,152.00	$192.00	$4,032.00
	Infant Size	$1,748.00	$749.00	$124.85	$2,621.85
	Cremated Plot	$2,288.00	$981.00	$163.45	$3,432.45
	Natural/Hydrid	$5,282.00	$2,263.00	$377.25	$7,922.25
	Scattering Garden	$281.00	$121.00	$20.10	$422.10
	Single Lawn Crypt	$5,910.00	$2,533.00	$422.15	$8,865.15
	Double Lawn Crypt	$7,276.00	$3,118.00	$519.70	$10,913.70
	Veteran	$2,640.00	$1,132.00	$188.60	$3,960.60
	Veteran Cremation Plot	$1,144.00	$490.00	$81.70	$1,715.70
	Wall Niche Single	$3,809.00	$1,633.00	$272.10	$5,714.10
	Wall Niche Double	$5,151.00	$2,208.00	$367.95	$7,726.95
	Fort Langley Adult Premium Lot	$10,562.00	$4,526.00	$754.40	$15,842.40
	Fort Langley Family Cremation Premium Lot	$9,150.00	$3,921.00	$653.55	$13,724.55
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,561.00	$0.00	$78.05	$1,639.05
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,120.00	$0.00	$156.00	$3,276.00
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$4,682.00	$0.00	$234.10	$4,916.10
	Adult, Natural or Veteran Size - Second Level	$1,797.00	$0.00	$89.85	$1,886.85
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,597.00	$0.00	$179.85	$3,776.85
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,397.00	$0.00	$269.85	$5,666.85
	Adult Size - Lawn Crypt Second Level	$1,561.00	$0.00	$78.05	$1,639.05
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,120.00	$0.00	$156.00	$3,276.00
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,693.00	$0.00	$234.65	$4,927.65
	Child Size	$1,023.00	$0.00	$51.15	$1,074.15
	Child Size - Saturday or Sunday	$2,046.00	$0.00	$102.30	$2,148.30
	Child Size - Statutory Holiday	$3,069.00	$0.00	$153.45	$3,222.45
	Infant Size	$596.00	$0.00	$29.80	$625.80
	Infant Size - Saturday or Sunday	$1,191.00	$0.00	$59.55	$1,250.55
	Infant Size - Statutory Holiday	$1,789.00	$0.00	$89.45	$1,878.45
	Cremated Remains (includes Veteran)	$721.00	$0.00	$36.05	$757.05
	Cremated Remains - Saturday or Sunday	$1,443.00	$0.00	$72.15	$1,515.15
	Cremated Remains - Statutory Holiday	$2,164.00	$0.00	$108.20	$2,272.20

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
	Cremated Remains - Add to Existing Site	$0.00	$491.00	$0.00	$491.00
	Casket Remains - Add to Existing Site	$0.00	$1,298.00	$0.00	$1,298.00
	Wall Niche	$560.00	$0.00	$28.00	$588.00
	Wall Niche - Saturday or Sunday	$1,119.00	$0.00	$55.95	$1,174.95
	Wall Niche - Statutory Holiday	$1,681.00	$0.00	$84.05	$1,765.05
	Scattering	$162.00	$0.00	$8.10	$170.10
	Scattering - Saturday or Sunday	$324.00	$0.00	$16.20	$340.20
	Scattering - Satutory Holiday	$487.00	$0.00	$24.35	$511.35
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,118.00	$0.00	$0.00	$3,118.00
	Adult Size - Double Depth	$4,681.00	$0.00	$0.00	$4,681.00
	Adult Size - If Top Level Occupied	$7,540.00	$0.00	$0.00	$7,540.00
	Child Size	$2,046.00	$0.00	$0.00	$2,046.00
	Infant Size	$1,195.00	$0.00	$0.00	$1,195.00
	Cremated Remains	$577.00	$149.00	$0.00	$726.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$292.00	$125.00	$0.00	$417.00
	Ground Marker Setting Fee - Upright Marker	$517.00	$222.00	$0.00	$739.00
Marker Reset Fee	Memorial Marker Reset Fee	$137.00	$58.00	$0.00	$195.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$469.00	$0.00	$0.00	$469.00
	Granite Memorial Bench	$4,542.00	$1,947.00	$324.45	$6,813.45
	Replacement Certificate - Right of Interment	$55.00	$0.00	$0.00	$55.00
	Transfer Fee	$154.00	$0.00	$0.00	$154.00
	Surrender/Sell Back Fee	$154.00	$0.00	$0.00	$154.00
	Niche Wall Wreath Plate	Cost plus 50%	10% of Cost	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	$0.00	$0.00	Cost plus 50%

SCHEDULE 5. MISCELLANEOUS CORPORATE

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15
	Maps, As-builts, and Service Cards Black and White - custom paper size up to 36" X 48"	$7.75
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30
	Maps, As-builts, and Service Cards Colour - custom paper size up to 36" X 48"	$18.45
Maps (Colour)	Maps - Colour - standard paper size 11” X 17”	$6.15
Survey Certificates	Survey Certificate copies	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00
Community plans	Community plans	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00
Administration Fee	Administration Fee on all services in	15% (max $500.00)

Building Records Search Administration Fee	Administration Fee for Building Reco	$25.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$120.50
	Private Rate Per Hour	$80.60
Museum Collection Image - Digital Reproduction	Emailed as tiff or jpg	$12.00
Museum Collection Image - Custom Reproduction	Emailed as tiff or jpg	$13.00
Museum Collection Image - Commercial Use Fee	Per use	$30.00
Museum Collection Image Audio File	Digital audio file	$35.00

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
TRAINING GROUNDS			
BURN BUILDING/CONTAINER BUILDING			
	A1	1/2 Day	$575.00
	A2	Full Day	$875.00
	A3	2 days	$1,600.00
TEST/BURN PIT			
	B1	Full Day	$690.00
	B2	First and Second Hour	$230.00
	B3	Per hour over 'B2' above	$115.00
ENTIRE GROUNDS PLUS PROPS			
	C1	Full Day	$875.00
	C2	2 days	$1,600.00
	C3	1 Day Training Ground Classroom	$230.00
PROPS (includes Confined Space and Gas) **NO TECHS** (single prop)	D1	1/2 Day	$285.00
	D2	Full Day	$575.00
APPARATUS - TRAINING			
	E1	Engine (Training Engine with 4 SCBA) No staff	$380.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00
	E3	Developing lesson plans for groups over 15	$230.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change	
STAFF TIME (Non Work Hours)			
	G1	Chief Officer	$220/hr
	G2	Evaluators	$220/hr
	G3	Instructor	$175/hr
	G4	Training Technician	$145/hr
	G7	Inspector - (10th year)	$145/hr
	G8	Captain	$175/hr
	G9	Lieutenant	$160/hr
	G10	Firefighter	$145/hr
	G11	Paid Call Officer	$45/hr
	G12	Paid Call Firefighter	$45/hr
APPARATUS - INCIDENTS			
	H1	Engine - per hour/unit/incident (with 1 Officer & 3 FF)	$855.00
	H2	Rescues - per hour/unit/incident (with 1 Officer & 1 FF)	$855.00
	H3	Quint - per hour/unit/incident (with 1 Officer & 3 FF)	$1,152.00
	H4	Cars/Pickups/Vans	$60/hr
	H5	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost
	H6	Specialized Equipment (and Operator)	Actual Cost
	H7	Response to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia	Actual Cost
	H8	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2021 No. 5690 or another enactment has been attended as an incident by the Fire Department.	Actual Cost
FIRE HALL RENTAL			
Fire Hall	I1	1/2 Day	$225.00
	I2	Full Day	$450.00
	I5	Parking Lot Rental - Per Day	$500.00
PERMITS			
	J1	Outdoor Burning Permit	$25.00
	J2	Land Clearing Permit (including site inspection)	$250.00
	J3	Special Burning Permits	$75.00
	J4	Fuel Dispensing Tank Permit Application	$250.00
	J5	Fireworks Event Permit	$115.00
	J6	Fireworks Sales Permit	$1,725.00
ADMINISTRATION			
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00
	K2	File Research Letter	$115.00
	K3	Reinspection Fee	$115.00
	K4	Reinspection of Land Clearing	$115.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$750.00
	K6	Provision of Access for Inspection Fee	$115.00
	K7	Board-up Fee	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)
	K12	Special Effects Site Inspections	$115.00
	K13	Security Services	Actual Cost
	K14	Response to Third and Fourth False Alarm	$175.00
	K15	Response to Fifth and Subsequent False Alarms	$350.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE PERMITS		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10	
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE & OVERWEIGHT PERMITS		
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00
Sign Removal	Sign area greater than 10m2	75.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00
PAVEMENT CUT		
Pavement Reinstatement Fee	$90/m2, minimum charge $900, includes $20/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$90.00/m2, min. charge $900.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Pavement Reinstatement Fee Township of Langley Works	$20/m2 for Pavement Degradation Fee	$20/m2
Pavement Penalty Charge	$50/m2, minimum charge $250. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
Enviromental Permitting Fees, driveway Installations	Class A watercourse, occuring in Summer instream works window	$2,500.00
Enviromental Permitting Fees, driveway Installations	Class B watercourse, occuring in Summer instream works window	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost
LEGAL RESPONSE REVIEW FEES		
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
ELECTRIC VEHICLE CHARGERS		
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
MUNICIPAL ACCESS AGREEMENT		
Plan Approval Fees	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

FILMING Fee Type	Description	Fees & Charges without tax
USE OF Facilities and Parks		
Facility and Park Rental		
ACUCC, Cemeteries, Civic Facility,salishan Place by the River, WCP, MAP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88
	Half Day Rates - up to 6 hrs per day	$1,382.94
APP, AKC, GPC, WCB, WGC, Bedford Park Landing, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,675.52
	Half Day Rates - up to 6 hrs per day	$838.26
Parking Lots		
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94
	Filming Prep / Wrap Up (per day)	$1,382.94
	Parking use only	$691.47
Parking Lot Use - WGC, WCB, AKC, ACUCC, GPC, salishan Place by the River, all other parks including trails	Filming w/o use of Facility or Park	$838.26
	Filming Prep / Wrap Up (per day)	$838.26
	Parking use only	$500.00
Staff Costs	Staff wages as required	At Cost
USE OF Highways		
Application: Filming on Private Property	Application for filming purposes	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00
USE OF Airport		
Grounds Parking: Filming	Per day	$250.00

FILMING Fee Type	Description	Fees & Charges without tax
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
USE OF Protective Services		
Fire Hall Facility Use: Filming	1/2 day	$150.00
Fire Hall Facility Use: Filming	Per day	$300.00
Fire Hall Facility Use - Parking Lot: Filming	Per day	$450.00
Site Inspections: Filming	Per inspection by Fire Department re film-related special effects	$100.00
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00
OTHER		
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

WATERWORKS Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times Metered Services rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$165.00
Meter Testing	For each meter testing	At cost
Meter Testing	Security deposit for each meter testing	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00

SCHEDULE 12. SEWER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

SEWER Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Connection Reuse Application Fee	Application fee for each reuse of an existing service	$100.00
Sewer Connection Estimate Fee	Non-Refundable Estimate	$150.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$165.00
Work Done at Cost	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 13. STORMWATER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

STORMWATER Fee Type	Description	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Stormwater Connection Estimate Fee	Non-Refundable Estimate Fee.	$150.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$165.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 14. DEVELOPMENT APPLICATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

DEVELOPMENT APPLICATION Fee Type	Description	Fees & Charges without tax
Zoning Bylaw (map amendment); Land Use Contract Discharge or Amendment (varying use or density); and/or Heritage Revitalization Agreement [1,2,3]	R, RU or SR zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed lot	$125.00
	RM zone	
	Initial application fee	$5,195.00
	Supplemental fee per proposed residential unit	$125.00
	CD zone	
	Initial application fee	$6,235.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	C zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	M zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of gross site area being rezoned	$0.80
	P zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed residential unit	$125.00
	MH-1 or FH-1 zone	
	Initial application fee	$3,950.00
	Supplemental fee per lot or unit	$125.00
Zoning Bylaw (text amendment)	Application fee	$4,310.00
Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text) and/or Sub-Neighbourhood Plan Amendment (map or text)[4]	Application fee	$6,235.00
Development Permit, Heritage Alteration Permit and/or Land Use Contract Amendment (not varying use or density)[5,6,7]	Initial application fee	$3,690.00
	Supplemental fee:	
	per m^2 of gfa for commercial and non-residential comprehensive development	$1.25
	per m^2 of gfa for industrial and rural development	$0.80
	per m^2 of gfa for institutional	$0.30
	per proposed residential unit	$125.00
Development Variance Permit	Application fee	$3,690.00
Temporary Use Permit	Application fee	$3,690.00
Telecommunication Tower	Application fee	$3,690.00
Liquor Licencing	New Liquor Primary Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	$3,585.00
	Amendment to an existing Liquor Primary Licence	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,235.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,235.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$225.00

DEVELOPMENT APPLICATION Fee Type	Description	Proposed Fees & Charges without tax
ALR	Fees as established by the Agricultural Land Commission	
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	$3,740.00 $125.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	$1,245.00
	Phased Strata Form P Approval	$1,245.00
	Phased Strata Form P Amendment	$520.00
	Phased Strata Plan Approval	$520.00
Streamside Protection and Enhancement Development Permit	Development Permit	$3,845.00
	Modification Request	$1,975.00
Erosion and Sediment Control Permit	Application fee [10]	$550.00
	Exemption fee	$550.00
	Extension fee	$550.00
	Amendment fee	$550.00
	Re-inspection fee	$260.00
Other	Development Engineering Administration fee payable prior to final reading, final subdivision approval or permit issuance	$625.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,245.00
	Landscape Re-inspection fee	$260.00
	Legal Document Review and/or Signing fee	$520.00
	Routley Environmental Monitoring fee[8] per unit being rezoned	$104.00
	Neighbourhood Planning Administration Fees[9] Southwest Gordon Estate[8] Fee per unit being rezoned.	$68.00
	Routley[8] Fee per unit being rezoned.	$154.00
	Yorkson[8] Fee per unit being rezoned.	$149.00
	Walnut Grove Stage 9 (Redwoods) [8] Fee per unit being rezoned.	$171.00
	Carvolth Fee per gross acre being rezoned.	$2,355.00
	Northeast Gordon Estate[9] Fee per unit being rezoned.	$415.00
	Central Gordon Estate[8] Fee per unit being rezoned.	$170.00
	Latimer[8] Fee per unit being rezoned.	$155.00
	Smith[8] Fee per unit being rezoned.	$167.00
	Williams Fee per gross acre being rezoned.	$2,465.00

DEVELOPMENT APPLICATION Fee Type	Description	Proposed Fees & Charges without tax
Extraordinary Charges	Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of:	
	• Each additional staff report to Council greater than 2	$1,245.00
	• Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application	At cost
	• Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings	At cost
	• Where an applicant makes a significant change to the land use and/or site layout of an application resulting in a new File Review Letter	$3,750.00
	Research and information request	At cost
Refundable Portion of Development Application Fees	Upon written request of the owner to withdraw an application: 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. $1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing	
Cannabis Retail Licence	New cannabis retail store and/or permanent relocation of an existing Cannabis Retail Licence	$3,585.00
	Amendment to an existing Cannabis Retail Licence	$2,235.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	$225.00

NOTES:

1 Supplemental fees payable prior to final reading of bylaw

2 Maximum application fee payable $50,000

3 Where one rezoning application proposes more than one zone the highest zone fee shall apply

4 Where one application proposes to amend a Sub-Neighbourhood Plan, Neighbourhood Plan or Official Community Plan, only one fee is payable under this category

5 Supplemental fees payable prior to issuance of a building permit. Single family lots payable prior to issuance of Development Permit

6 Where an application incorporates a Development Variance Permit, each fee category applies

7 Maximum application fee payable $50,000

8 For a non-residential development, the fee is based on 10 units per gross acre

9 No administration fee is payable where lands are being rezoning for Civic Institutional P-1 purposes

10 Or as calculated by the ESC Coordinator at 5% of the supply, installation and maintenance costs up to $2,200

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

AIRPORT Fee Type	Description	Fees & Charges without tax
Aircraft Parking		
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,363.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$170.34
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.79
Mail Service		
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$165.00
Key Deposit	Refundable mailbox key deposit	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00
Gate Access		
Airport Vehicle Operator Permit Application Fee	Permit Application & Administration Fees	$30.00
Airport Vehicle Operator Permit Driving Test Fee	Permit Driving Test	$40.00
Airport Vehicle Operator Permit Access Card Fee	For each card	$30.00
Airside Escort Fees		
During Regular Business Hours	Per hour, minimum 1 hour charge	$75.00
Outside Regular Business Hours	Per hour, minimum 3 hour charge	$150.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

RECREATION, ARTS and CULTURE Fee Type	Description	Fees & Charges without tax
Pool, Fitness, and Arena Admissions		
Single Admissions	Child	3.52
	Youth	4.48
	Adult	7.14
	Senior	5.29
	Super Senior	0.95
	Family	14.29
	Student	5.05
	Drop-in Hockey	7.19
	Loonie Admission	0.95
	Toonie Admission	1.90
10 Pass	Child	31.71
	Youth	40.05
	Adult	64.29
	Senior	47.71
	Super Senior	9.52
	Family	128.62
	Student	45.48
20 Pass	Child	56.38
	Youth	71.14
	Adult	114.33
	Senior	84.81
	Super Senior	19.05
	Family	228.67
	Student	80.76
1 Month	Child	35.29
	Youth	44.43
	Adult	71.48
	Senior	53.05
	Family	142.90
	Student	50.52
3 Months	Child	74.00
	Youth	93.33
	Adult	150.05
	Senior	111.29
	Family	300.05
	Student	106.05
1 Year	Child	253.76
	Youth	320.10
	Adult	514.48
	Senior	381.67
	Family	1,028.86
	Student	363.57
Summer Pass	Summer Pass	23.81

RECREATION, ARTS and CULTURE Fee Type	Description	Fees & Charges without tax
Waterpark Single Admissions	Child	5.05
	Youth	6.48
	Adult	10.24
	Senior	7.81
	Super Senior	0.95
	Student	7.33
Waterpark 10 Pass	Child	45.48
	Youth	58.24
	Adult	92.38
	Senior	70.00
	Super Senior	9.52
	Student	65.95
Waterpark 20 Pass	Child	80.76
	Youth	103.48
	Adult	164.14
	Senior	124.43
	Super Senior	19.05
	Student	117.24
Museum Admissions		
Single Admissions	Child	3.52
	Youth	4.48
	Adult	7.14
	Senior	5.29
	Super Senior	0.95
	Family	14.29
	Student	5.05
	Loonie Admission	0.95
	Toonie Admission	1.90
Yearly Membership	Child	8.33
	Youth	10.52
	Adult	16.76
	Senior	12.62
	Super Senior	2.57
	Family	32.76
	Student	11.95
salishan Place by the River Rentals		
	salishan Theatre - capacity up to 175 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	1,796.04
	salishan Theatre - capacity up to 175 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	898.53
	salishan Theatre - capacity up to 175 - Commercial Hourly	170.39
	salishan Theatre - capacity up to 175 - Private Hourly	113.94
	salishan Theatre - capacity up to 175 - Non-Profit Hourly	57.48
	Exhibition Hall 3 - capacity up to 75 - Commercial Hourly	185.95
	Exhibition Hall 3 - capacity up to 75 - Private Hourly	131.68

RECREATION, ARTS and CULTURE Fee Type	Description	Fees & Charges without tax
	Exhibition Hall 3 - capacity up to 75 - Non-Profit Hourly	77.47
	Roof Top Amenity - capacity up to 175 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	1,796.04
	Roof Top Amenity - capacity up to 175 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	898.53
	Roof Top Amenity - capacity up to 175 - Commercial Hourly	170.39
	Roof Top Amenity - capacity up to 175 - Private Hourly	113.94
	Roof Top Amenity - capacity up to 175 - Non-Profit Hourly	57.48
	Reception Hall - capacity up to 170 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	57.48
	Reception Hall - capacity up to 170 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	113.94
	Reception Hall - capacity up to 170 - Commercial Hourly	1,796.04
	Reception Hall - capacity up to 170 - Private Hourly	898.53
	Reception Hall - capacity up to 170 - Non-Profit Hourly	170.39
Outdoor venue	Amphitheatre - capacity up to 84 - Commercial Hourly	32.62
	Amphitheatre - capacity up to 84 - Private Hourly	26.21
	Amphitheatre - capacity up to 84 - Non-Profit Hourly	13.36
	Exhibition Hall 1 - capacity up to 95 - Commercial Hourly	185.95
	Exhibition Hall 1 - capacity up to 95 - Private Hourly	131.68
	Exhibition Hall 1 - capacity up to 95 - Non-Profit Hourly	77.47
	Exhibition Hall 2 - capacity up to 30 - Commercial Hourly	92.96
	Exhibition Hall 2 - capacity up to 30 - Private Hourly	65.83
	Exhibition Hall 2 - capacity up to 30 - Non-Profit Hourly	38.72
Swimming Pool Rentals		
	Aquaplay - Commercial Prime Hourly	615.54
	Aquaplay - Commercial Non-Prime Hourly	308.26
	Aquaplay - Private Prime Hourly	410.69
	Aquaplay - Private Non-Prime Hourly	205.85
	Aquaplay - Non-Profit Prime Hourly	205.85
	Aquaplay - Non-Profit Non-Prime Hourly	103.41
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	9.03
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	17.06
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	33.13
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	25.09
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	49.19
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	97.38
	Beachside Green - Commercial Prime Hourly	615.54
	Beachside Green - Commercial Non-Prime Hourly	308.26
	Beachside Green - Private Prime Hourly	410.69
	Beachside Green - Private Non-Prime Hourly	205.85
	Beachside Green - Non-Profit Prime Hourly	205.85
	Beachside Green - Non-Profit Non-Prime Hourly	103.41
	Dive Tank Commercial - Prime Hourly	83.68

RECREATION, ARTS and CULTURE Fee Type	Description	Fees & Charges without tax
	Dive Tank Commercial - Non-Prime Hourly	42.34
	Dive Tank Private - Prime Hourly	56.12
	Dive Tank Private - Non-Prime Hourly	28.56
	Dive Tank Non-Profit - Prime Hourly	28.56
	Dive Tank Non-Profit - Non-Prime Hourly	14.78
	1/2 Dive Tank Commercial - Prime Hourly	42.37
	1/2 Dive Tank Commercial - Non-Prime Hourly	21.70
	1/2 Dive Tank Private - Prime Hourly	28.58
	1/2 Dive Tank Private - Non-Prime Hourly	14.79
	1/2 Dive Tank Non-Profit - Prime Hourly	14.79
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	7.91
	Lazy River - Commercial Prime Hourly	820.38
	Lazy River - Commercial Non-Prime Hourly	410.69
	Lazy River - Private Prime Hourly	547.25
	Lazy River - Private Non-Prime Hourly	274.13
	Lazy River - Non-Profit Prime Hourly	274.13
	Lazy River - Non-Profit Non-Prime Hourly	137.57
	Leisure Pool - Commercial Prime Hourly	820.38
	Leisure Pool - Commercial Non-Prime Hourly	410.69
	Leisure Pool - Private Prime Hourly	547.25
	Leisure Pool - Private Non-Prime Hourly	274.13
	Leisure Pool - Non-Profit Prime Hourly	274.13
	Leisure Pool - Non-Profit Non-Prime Hourly	137.57
Pacific Lagoon (ACUCC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	83.68
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	42.34
	Shallow Tank 10m-12.5m - Private Prime Hourly	56.12
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	28.56
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	28.56
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	14.78
	Pool Lane 10m-12.5m - Commercial Prime Hourly	22.58
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	11.82
	Pool Lane 10m-12.5m - Private Prime Hourly	15.36
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	8.22
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	8.22
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	4.60
	Pool Lane 17.5m - Commercial Prime Hourly	33.29
	Pool Lane 17.5m - Commercial Non-Prime Hourly	17.18
	Pool Lane 17.5m - Private Prime Hourly	22.52
	Pool Lane 17.5m - Private Non-Prime Hourly	11.76
	Pool Lane 17.5m - Non-Profit Prime Hourly	11.76
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	6.40
	Pool Lane 25m - Commercial Prime Hourly	44.16
	Pool Lane 25m - Commercial Non-Prime Hourly	22.58
	Pool Lane 25m - Private Prime Hourly	29.80
	Pool Lane 25m - Private Non-Prime Hourly	15.36
	Pool Lane 25m - Non-Profit Prime Hourly	15.36
	Pool Lane 25m - Non-Profit Non-Prime Hourly	8.22
	Pool Lane 50m - Commercial Prime Hourly	87.33

RECREATION, ARTS and CULTURE Fee Type	Description	Fees & Charges without tax
	Pool Lane 50m - Commercial Non-Prime Hourly	44.15
	Pool Lane 50m - Private Prime Hourly	58.53
	Pool Lane 50m - Private Non-Prime Hourly	29.80
	Pool Lane 50m - Non-Profit Prime Hourly	29.80
	Pool Lane 50m - Non-Profit Non-Prime Hourly	15.36
	Tidal Pool with Video - Commercial Prime Hourly	820.38
	Tidal Pool with Video - Commercial Non-Prime Hourly	410.69
	Tidal Pool with Video - Private Prime Hourly	547.25
	Tidal Pool with Video - Private Non-Prime Hourly	274.13
	Tidal Pool with Video - Non-Profit Prime Hourly	274.13
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	137.57
	Waterslides - Commercial Prime Hourly	820.38
	Waterslides - Commercial Non-Prime Hourly	410.69
	Waterslides - Private Prime Hourly	547.25
	Waterslides - Private Non-Prime Hourly	274.13
	Waterslides - Non-Profit Prime Hourly	274.13
	Waterslides - Non-Profit Non-Prime Hourly	137.57
	Wave Pool - Commercial Prime Hourly	820.38
	Wave Pool - Commercial Non-Prime Hourly	410.69
	Wave Pool - Private Prime Hourly	547.25
	Wave Pool - Private Non-Prime Hourly	274.13
	Wave Pool - Non-Profit Prime Hourly	274.13
	Wave Pool - Non-Profit Non-Prime Hourly	137.57
	Pool Beach Area - Commercial Prime Hourly	87.21
	Pool Beach Area - Commercial Non-Prime Hourly	44.10
	Pool Beach Area - Private Prime Hourly	58.52
	Pool Beach Area - Private Non-Prime Hourly	29.69
	Pool Beach Area - Non-Profit Prime Hourly	29.69
	Pool Beach Area - Non-Profit Non-Prime Hourly	15.41
	Full Waterpark area - Commercial Prime Hourly	3,232.96
	Full Waterpark area - Commercial Non-Prime Hourly	1,621.40
	Full Waterpark area - Private Prime Hourly	2,158.69
	Full Waterpark area - Private Non-Prime Hourly	1,084.13
	Full Waterpark area - Non-Profit Prime Hourly	1,084.13
	Full Waterpark area - Non-Profit Non-Prime Hourly	547.15
Arena Ice Rentals		
	Commercial - Prime Hourly	524.83
	Commercial - Non-Prime Hourly	303.22
	Private - Prime Hourly	431.55
	Private - Non-Prime Hourly	242.11
	Non-Profit - Prime Hourly	162.88
	Non-Profit - Non-Prime Hourly	99.17
	Junior Hockey Game/Practice - Season-Prime Hourly	194.84
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	194.84
	Junior Hockey Practice - Season- Non-Prime Hourly	113.42
Arena Dry Floor Rentals		
	Commercial - Prime Hourly	205.22

RECREATION, ARTS and CULTURE Fee Type	Description	Fees & Charges without tax
	Commercial - Non-Prime Hourly	123.53
	Private - Prime Hourly	101.85
	Private - Non-Prime Hourly	61.53
	Non-Profit - Prime Hourly	53.38
	Non-Profit - Non-Prime Hourly	32.43
	Senior "A" Lacrosse - Prime Hourly	129.00
Curling Ice Rentals		
	Commercial - Prime Hourly/Sheet	45.61
	Adult - Prime Hourly/Sheet	39.60
	Youth - Prime Hourly/Sheet	19.53
	Senior - Prime Hourly/Sheet	21.48
	Commercial - Non-Prime Hourly/Sheet	27.76
	Adult - Non-Prime Hourly/Sheet	23.76
	Youth - Non-Prime Hourly/Sheet	12.12
	Senior - Non-Prime Hourly/Sheet	13.29
Curling Dry Floor Rentals		
	Commercial - Prime Hourly	87.73
	Adult - Prime Hourly	44.37
	Youth - Prime Hourly	31.86
	Senior - Prime Hourly	34.35
	Commercial - Non-Prime Hourly	53.03
	Adult - Non-Prime Hourly	27.01
	Youth - Non-Prime Hourly	19.52
	Senior - Non-Prime Hourly	21.02
Sports Box Class A1 GPC Rentals	Commercial Hourly	167.33
Includes contribution to park asset replacement reserve fund.	Private Hourly	98.01
	Adult Non-Profit Hourly	57.86
	Youth Non-Profit Hourly	30.19
Facility Rentals		
Aerobic Rooms		
	Aerobics Room - Commercial Hourly	119.94
	Aerobics Room - Private Hourly	80.28
	Aerobics Room - Non-Profit Hourly	40.65
Gymnasiums		
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	106.27
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	53.64
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	53.64
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	27.32
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	27.32
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	14.16
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	316.82
	Gymnasium - Full - Double Gym - Prime Private Hourly	211.54
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	106.27
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	158.91
	Gymnasium - Half - Single Gym - Prime Private Hourly	106.27
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	53.64
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	53.64
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	27.32

RECREATION, ARTS and CULTURE Fee Type	Description	Fees & Charges without tax
	Gymnasium - Elementary School - Commercial Hourly	158.91
	Gymnasium - Elementary School - Private Hourly	106.27
	Gymnasium - Elementary School - Non-Profit Hourly	53.64
	Gymnasium - Middle School - Commercial Hourly	176.76
	Gymnasium - Middle School - Private Hourly	118.17
	Gymnasium - Middle School - Non-Profit Hourly	59.58
Lobbies		
	Lobby - Commercial Hourly	42.25
	Lobby - Private Hourly	33.01
	Lobby - Non-Profit Hourly	17.01
	Fraser River Theatre - Commercial Use Booking Flat (Fri/Sat) 12noon-2am	1,796.04
	Fraser River Theatre - General Use Booking Flat (Fri/Sat) 12noon-2am	898.53
	Fraser River Theatre - Commercial Hourly	170.39
	Fraser River Theatre - Private Hourly	113.94
	Fraser River Theatre - Non-Profit Hourly	57.48
Facility Specific Rentals		
ACUCC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	147.52
	Roof Deck - capacity up to 60 - Private Hourly	98.68
	Roof Deck - capacity up to 60 - Non-Profit Hourly	49.84
ACUCC Indoor Walking Track	Two Lanes - Commercial Hourly	26.17
	Two Lanes - Private Hourly	17.77
	Two Lanes - Non-Profit Hourly	9.39
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	49.12
	Capacity up to 45 - Private Hourly	33.09
	Capacity up to 45 - Non-Profit Hourly	17.07
	Capacity up to 80 - Commercial Hourly	74.29
	Capacity up to 80 - Private Hourly	49.87
	Capacity up to 80 - Non-Profit Hourly	25.44
	Capacity up to 133 - Commercial Hourly	85.93
	Capacity up to 133 - Private Hourly	57.60
	Capacity up to 133 - Non-Profit Hourly	29.33
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	49.54
	Lower Lounge - Private Hourly	33.36
	Lower Lounge - Non-Profit Hourly	17.19
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate 12noon-2am	680.08
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate 12noon-2am	227.40
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate 12noon-2am	453.74

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

EROSION AND SEDIMENT CONTROL BYLAW 2006 NO. 4381

AMENDMENT BYLAW NO. 5993

EXPLANATORY NOTE

Bylaw No. 5993 amends the Township of Langley Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, to remove application and permit fees now consolidated within the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

EROSION AND SEDIMENT CONTROL BYLAW 2006 NO. 4381

AMENDMENT BYLAW NO. 5993

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993”.

2. The “Erosion and Sediment Control Bylaw 2006 No. 4381” as amended is further amended:

    a) In Section 4 d) v., deleting “of a minimum of five hundred dollars ($500)” and “up to a maximum of two thousand dollars ($2000)”.

    b) In Section 5 b), deleting “of five hundred dollars ($500)”.

    c) In Section 6 b), deleting “of five hundred dollars ($500)”.

    d) In Section 7 a), deleting “of five hundred dollars ($500)”.

    e) In Section 12 a), after the words ‘subsequent inspection is thereby made necessary,’ replacing the words with “a re-inspection fee shall be charged for each occurrence”.

    f) Insert under General Provisions “13. a) The applicant must pay to the Township the applicable fees set out in the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time” and relabel the remaining bullets as applicable.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-42
FROM:	FINANCE DIVISION	**FILE:**	1615-20
SUBJECT:	CREDIT CARD SERVICE FEE BYLAW AMENDMENTS		

RECOMMENDATION:

That Council give first, second and third reading to Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 5995.

EXECUTIVE SUMMARY:

The Township of Langley currently charges a credit card fee of 2.2% on select schedules of the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended. Amendments to Credit Card Payment Service Fee Bylaw No. 5853 through Amendment Bylaw No. 5995 are proposed to expand service fees to be charged to Schedule 2 (Cemeteries), 8 (Transportation), and 16 (Airport) when a credit card is chosen as the form of payment. It also proposes that credit card fees be applied to cart administration fees for changes to service and where carts have been damaged by property owners.

PURPOSE:

This report is provided to update Credit Card Payment Service Fee Bylaw No. 5853 to harmonize the types of fees and charges where an additional charge applies to customers who utilizes a credit card to provide payment.

BACKGROUND/HISTORY:

Due to the high fees charged by credit card companies, which are borne by the merchant, it has been an ongoing challenge for Municipalities to accept credit cards for fees. In 2023, the Township adopted Credit Card Payment Service Fee Bylaw No.5853 which allowed the addition of a 2.2% service fee charge to offset the fees for accepting payments by credit cards for some fees.

According to section 194(1)(a) of the Community Charter, a Council may, by bylaw, impose a fee payable in respect of all or part of a service for the municipality, which the credit card service fees fall under.

For certainty, while Amendment Bylaw 5995 expands on the fees available to be paid by credit card and references schedules within Fees and Charges Bylaw 2007 No. 4616 as amended, the Township does not allow credit card payment for bonding or security deposits listed within those schedules as they are not considered revenue and are intended to be held only until the associated work is in compliance with permitted activity. Additionally, credit cards may not be used to pay Development Cost Charges.

DISCUSSION/ANALYSIS:

Staff recommend expansion of the credit card fee program to the following:

1. Fees & Charges Bylaw No. 4616, as amended:
   - Schedule 2 (Cemeteries)
   - Schedule 8 (Transportation)
   - Schedule 16 (Airport)

2. Solid Waste Management Bylaw 2016 No. 5200, as amended:
   - Schedule A
     - Cart Administration Fee
     - Damaged Cart Replacement Fee

The addition of these fees is recommended to allow the Township to provide a higher standard of service by providing additional payment options for customers without placing any additional burden or cost on taxpayers.

Financial Implications:

The addition of these fees will offset credit card service charges that the Township of Langley would be charged whenever a credit card is chosen as the form of payment for these charge types.

Respectfully submitted,

Kim Kenward
MUINICIPAL COLLECTOR
for
FINANCE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Engineering Division	R. Zwaag

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CREDIT CARD PAYMENT SERVICE FEE BYLAW NO.5853

AMENDMENT BYLAW NO. 5995

EXPLANATORY NOTE

Bylaw No. 5995 amends the Credit Card Payment Service Fee Bylaw No. 5853 to include fees related to Cemeteries, Transportation, and the Airport within Fees and Charges Bylaw 2007 No. 4616 and for cart administration and damaged cart fees through Solid Waste Management Bylaw 2016 No. 5200.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 5853

AMENDMENT BYLAW NO. 5995

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 5995”.

2. The “Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 5995” is amended by:

   A. Replacing section 3 (b) with the following:

   Engineering Permits and Fees as outlined in Township of Langley Fees and Charges Bylaw 2007 No. 4616, Schedules 2, 8, 9, 11, 12, 13,15, and 16 and Township of Langley Solid Waste Management Bylaw 2016 No. 5200, Schedule A, Other Fees, for the Cart Administration and Damaged Cart Replacement Fees, both as amended or replaced from time to time.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-43
FROM:	FINANCE DIVISION	**FILE:**	1970-09
SUBJECT:	2024 LOCAL AREA SERVICE TAX BYLAW		

RECOMMENDATION:

That Council give first, second and third reading to "Local Area Service 19900 Block of 36A Avenue Sanitary Sewer Tax Bylaw No. 5996".

EXECUTIVE SUMMARY:

In 2021, a petition for Local Area Service (LAS) work, initiated by the residents, was successful for construction of sanitary sewer in the 19900 block of 36A Avenue. Subsequently, Council adopted Local Areal Service Bylaw 2021 No. 5751. In 2022, Council adopted Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw 5825 as the result of an increase in the estimated cost of works.

Pursuant to Local Area Service Bylaw 2021 No. 5751 as amended, construction for the sanitary sewer was undertaken in 2023 and completed in 2023.

Bylaw 2021 No. 5751 as amended specifies that owners of parcels located in the Local Service Area shall be responsible for 100% of the actual costs of the LAS. The actual costs of constructing the LAS shall be recovered through the imposition of a parcel tax on the benefitting owners of parcels located in the Local Service Area calculated in accordance with the *Local Area Services and Business Area Improvement Services Policy 05-007 (*"Local Service Tax*")*

The Local Area Service Tax, along with the interest rate shall be levied annually on parcels for a period of up to 20 years, commencing 2024 to 2043 collecting $253,714.76.

PURPOSE:

The purpose of this report is to bring forward Local Area Service 19900 Block of 36A Avenue Sanitary Sewer Tax Bylaw No. 5996 for the first three readings.

Respectfully submitted,

KIM KENWARD
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Engineering Division	R. Zwaag

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE 19900 BLOCK OF 36A AVENUE

SANITARY SEWER TAX BYLAW NO. 5996

EXPLANATORY NOTE

Bylaw No. 5996 provides for the imposition of local area service tax for those properties on the 19900 Block of 36A Avenue for sanitary sewer. The local area service project for the sanitary sewer was undertaken and completed pursuant to “Local Area Service Bylaw 2021 No. 5751 Amendment Bylaw No. 5825”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE 19900 BLOCK OF 36A AVENUE

SANITARY SEWER TAX BYLAW NO. 5996

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Local Area Service 19900 Block of 36A Avenue Sanitary Sewer Tax Bylaw No. 5996”.

2. In this Bylaw the definitions, equations and intent are the same as those set out in Local Area Service Policy No. 05-740 as approved by Township Council initially on September 21, 1998, and subsequently amended.

3. A local area service tax is hereby imposed and shall be levied for each of the years 2024 through to and including 2043 (twenty years) upon each parcel of land as listed and described in Schedule “A”, attached hereto, and forming a part of this Bylaw.

4. The local area service tax levied under this Bylaw on each parcel of land is the product of the taxable frontage and annual rate.

5. a) The annual rate in any year unless commuted is $54.58.

   b) The total actual frontage under this bylaw is 326.79 meters.

   c) The total taxable frontage under this bylaw is 311.92 meters.

   d) Commutation of the local area service tax shall be permitted after confirmation and authentication of the local area service tax by the parcel tax review panel.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Mar 1, 2024 Township of Langley

Calculation of Local Improvement Costs

Bylaw Number: 5825
Series: SWR21-01
Title: 19900 BLOCK OF 36A AVE - SAN

Status: ACTIVE

Estimated Cost:	330,000.00	Project Requested:	Jun 10, 2021
Administration Fee:	0.00 %	Project Completed:	
Total Estimated Cost:	330,000.00	Court of Revision:	
		Commuting Date:	Apr 30, 2024
Actual Cost:	253,714.76	Interest Start Date:	Apr 30, 2024
Owner's Share:	100.00 %	Date of First Payment:	Jul 2, 2024
Loan Amount:	253,714.76	Unit of Measurement:	land & improvements metres
		Minimum Taxable:	15.00000000
Term (in Years):	20	Maximum Taxable:	61.00000000
Annual Interest Rate:	3.270 %		
		Total Actual:	326.79000000
Commuted to Date:	0.00	Total Taxable:	311.92000000
		Cost Per Taxable Unit:	813.40

Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2024 Levy
0071816005	SEWER (FRONTAGE)	24.90000000	23.87000000	19,415.79	1,302.77
0071816014		24.90000000	23.87000000	19,415.79	1,302.77
0071817004		24.90000000	23.87000000	19,415.79	1,302.77
0071817013		24.90000000	23.87000000	19,415.79	1,302.77
0071818003		24.90000000	23.87000000	19,415.79	1,302.77
0071818012		24.90000000	23.87000000	19,415.79	1,302.77
0072011006		40.84000000	41.58000000	33,821.03	2,269.34
0072014012		30.48000000	27.74000000	22,563.70	1,513.99
0072016001		27.23000000	25.14000000	20,448.75	1,372.08
0072017000		27.23000000	25.14000000	20,448.75	1,372.08
0072018009		27.23000000	25.14000000	20,448.75	1,372.08
0072020005		24.38000000	23.96000000	19,488.96	1,307.68
TOTALS				253,714.68	17,023.87
REPORT TOTALS				253,714.68	17,023.87

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-47
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	SMITH ATHLETIC PARK DETENTION WORKS LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 for the purpose of borrowing funds in the amount of $9,292,929 for the Smith Athletic Park Detention Works Capital project within the 2024 Capital Program repayable from development cost charges.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, June 13, 2024 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

EXECUTIVE SUMMARY:

The Township’s 2024-2028 Capital Program includes an envelope for Smith Athletic Park Detention Works which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The *Community Charter*, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Smith Athletic Park Detention Works

The proposed loan authorization bylaw will provide funding for the Detention Works at the Smith Athletic Park.

A Detention Facility to serve not only the site detention needs but upstream detention needs for the neighbourhood to the west is included on the site. As this neighbourhood facility is planned under the rugby sized field to avoid use of other land in a traditional at grade detention pond, it must be designed and constructed with the park.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this transportation capital project.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $9,292,929 repayable over 25 years for this capital project. At current rates of 4.61%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Stormwater (DCC)	$ 9,200,000	Stormwater DCC	$ 660,712
1% Borrowing Costs	$ 92,929		
Total Loan amount	$ 9,292,929		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 ($9,292,929), and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

The Township's 2024-2028 Capital Program includes an envelope for Smith Athletic Park Detention Works which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw.

Smith Athletic Park Detention Works

The proposed loan authorization bylaw will provide funding for the Detention Works at the Smith Athletic Park.

A Detention Facility to serve not only the site detention needs but upstream detention needs for the neighbourhood to the west is included on the site. As this neighbourhood facility is planned under the rugby sized field to avoid use of other land in a traditional at grade detention pond, it must be designed and constructed with the park.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this capital project.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current Financial Policies support the utilization of external debt for funding significant capital projects, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital projects, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The *Community Charter* Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Two public notices in subsequent weeks are required, after which time the forms will be available to the public by mail upon request or from the Township's website. Electorate will have 30 days after the second publication to submit original forms to the Corporate Officer.
- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30 day quashing period) after the bylaws are adopted by Council.

Financial Implications

The Township's 2024-2028 Capital Program includes an envelope for Smith Athletic Park Detention Works which requires external borrowing. Debt servicing costs for principal and interest is included in the 2024-2028 Five-Year Financial Plan.

If approved, the Township will borrow $9,292,929 repayable over 25 years for this capital project. At current rates of 4.61%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Stormwater (DCC)	$ 9,200,000	Stormwater DCC	$ 660,712
1% Borrowing Costs	$ 92,929		
Total Loan amount	$ 9,292,929		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the transportation capital project. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, June 13, 2024.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The Notice in accordance with *Community Charter* Sections 86 and 94 will be published once each week for two consecutive weeks. The last day of the second publication will be at least 30 days prior to the deadline of June 13, 2024.

- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of June 13, 2024.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, June 13, 2024, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
CORPORATE PROJECTS	Scott Groves
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999

The Township of Langley is seeking elector approval for the borrowing of funds, $9,292,929 to undertake the Detention Works at the Smith Athletic Park. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the Detention Works at the Smith Athletic Park.

The number of electors within the Township of Langley on October 15, 2022, was 96,390. If valid Electoral Response Forms are received from 9,639 electors, Council cannot proceed with the borrowing without receiving the assent of the voters by referendum.

If you are opposed to the borrowing of funds to undertake the Detention Works at the Smith Athletic Park and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the Detention Works at the Smith Athletic Park, no action is required.

All Elector Response forms must be received, by mail or the in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on June 13, 2024. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

Wendy Bauer, Township Clerk
604-533-6101
wbauer@tol.ca

Township of Langley
Est. 1873

Alternative Approval Process
Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999

Elector Response Form

I hereby declare the following:

1. That I am a Canadian citizen;
2. That I am an individual who is age 18 or older;
3. I have been a resident of British Columbia for at least the past 6 months;
4. I have been a Township of Langley resident or owner of property within the Township of Langley for at least the last 30 days;
5. I am not disqualified by the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake the Detention Works at the Smith Athletic Park.

NAME OF ELECTOR: _____
(Please Print Full Name)

RESIDENTAL ADDRESS: _____
(or address of property for which you are eligible to be a non-resident Property elector)

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on June 13, 2024.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the June 13, 2024 deadline.

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act.* Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to:
Supervisor, Information, Privacy and Records Management.
20338 – 65 Avenue, Langley, BC V2Y 3J1 604-532-7396

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process
Smith Athletic Park Detention Works Loan Authorization
Bylaw No. 5999

The Township of Langley is seeking elector approval for the borrowing of funds to undertake the Detention Works at the Smith Athletic Park.

For the above bylaws, the borrowing may occur unless at least 10% of the electors of the Township of Langley sign an Elector Response form confirming their opposition. Council has determined that 10% of eligible electors within the Township of Langley is 9,639 electors.

Copies of Smith Athletic Park Detention Works Loan Authorization, No. 5999 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

Only eligible electors may sign an Elector Response form. Eligible electors must meet the following qualifications:

- a Canadian citizen;
- an individual over the age of 18;
- a resident of British Columbia for at least the past 6 months;
- a Township of Langley resident or property owner for at least the past 30 days; and
- not disqualified from voting by the Local Government Act or any other enactment.

Corporations are not entitled to submit Elector Response forms.

For non-resident electors, individuals owning land within the Township of Langley but not residing in the Township, only one non-resident owner may submit the Elector Response form for the property.

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Detention Works at the Smith Athletic Park, no action on your part is necessary.

What to do if you are opposed:

If you are opposed to the borrowing, Elector Response forms are available upon request by mail by calling 604-533-6100 at the Township of Langley Civic Facility at 20338 – 65 Avenue, Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or at www.tol.ca/aap.

The form must be received, by mail or the in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Thursday, June 13, 2024**.

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK DETENTION WORKS LOAN AUTHORIZATION

BYLAW NO. 5999

EXPLANATORY NOTE

Bylaw No. 5999 authorizes the Township of Langley to borrow $9,292,929 towards the estimated cost of the Smith Athletic Park Detention Works capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK DETENTION WORKS LOAN AUTHORIZATION

BYLAW NO. 5999

WHEREAS it is deemed desirable and expedient to prepare the Smith Athletic Park Detention Works servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Smith Athletic Park Detention Works Capital Project including incidental thereto is equal to the sum of $9,292,929 (Nine million two hundred ninety-two thousand nine hundred and twenty-nine dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Smith Athletic Park Detention Works Capital Project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $9,292,929 (Nine million two hundred ninety-two thousand nine hundred and twenty-nine dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the said Smith Athletic Park Detention Works Capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 25 years.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-46
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	SMITH ATHLETIC PARK SITE LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Smith Athletic Park Site Loan Authorization Bylaw No. 5998 for the purpose of borrowing funds in the amount of $19,696,970 for the Smith Athletic Park Site Preparation Capital project within the 2024 Capital Program repayable from development cost charges.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Athletic Park Site Loan Authorization Bylaw No. 5998 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, June 13, 2024 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

EXECUTIVE SUMMARY:

The Township’s 2024-2028 Capital Program includes an envelope for Smith Athletic Park Site Preparation which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The *Community Charter*, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Smith Athletic Park Site Preparation

The proposed loan authorization bylaw will provide funding for the site preparation at the Smith Athletic Park.

The properties have approximately eight (8) metres in elevation change from the northwest corner to the southeast corner. This sloped site is not ideal for the construction of large flat surfaces like soccer and rugby fields and extensive cut/fill and retaining walls are required to allow for the use of this site. In addition, geotechnical investigations have revealed that there are two existing soil conditions that result in larger costs than may be expected at other sites. There is a thick layer of organic material that must be stripped for preparation of the site.

As a result, there is an increase in site development cost over that of other building projects in the area just to prepare the site for a future park. Estimated site development costs are required prior to the installation of any park finishes on the site.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this transportation capital project.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $19,696,970 repayable over 25 years for this capital project. At current rates of 4.61%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Parks (DCC)	$ 19,500,000	Parks DCC	$ 1,400,422
1% Borrowing Costs	$ 196,970		
Total Loan amount	$ 19,696,970		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Smith Athletic Park Site Loan Authorization Bylaw No. 5998 ($19,696,970), and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

The Township's 2024-2028 Capital Program includes an envelope for Smith Athletic Park Site Preparation which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw.

Smith Athletic Park Site Preparation

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The properties have approximately eight (8) metres in elevation change from the northwest corner to the southeast corner. This sloped site is not ideal for the construction of large flat surfaces like soccer and rugby fields and extensive cut/fill and retaining walls are required to allow for the use of this site. In addition, geotechnical investigations have revealed that there are two existing soil conditions that result in larger costs than may be expected at other sites. There is a thick layer of organic material that must be stripped for preparation of the site.

As a result, there is an increase in site development cost over that of other building projects in the area just to prepare the site for a future park. Estimated site development costs are required prior to the installation of any park finishes on the site.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this capital project.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current Financial Policies support the utilization of external debt for funding significant capital projects, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital projects, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The *Community Charter* Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Two public notices in subsequent weeks are required, after which time the forms will be available to the public by mail upon request or from the Township's website. Electorate will have 30 days after the second publication to submit original forms to the Corporate Officer.
- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30 day quashing period) after the bylaws are adopted by Council.

Financial Implications

The Township's 2024-2028 Capital Program includes an envelope for Smith Athletic Park Site Preparation which requires external borrowing. Debt servicing costs for principal and interest is included in the 2024-2028 Five-Year Financial Plan.

If approved, the Township will borrow $19,696,970 repayable over 25 years for this capital project. At current rates of 4.61%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	Debt Amount	Source of Debt Servicing	Annual Principal & Interest Payment
Parks (DCC)	$ 19,500,000	Parks DCC	$ 1,400,422
1% Borrowing Costs	$ 196,970		
Total Loan amount	$ 19,696,970		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the transportation capital project. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, June 13, 2024.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The Notice in accordance with *Community Charter* Sections 86 and 94 will be published once each week for two consecutive weeks. The last day of the second publication will be at least 30 days prior to the deadline of June 13, 2024.
- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of June 13, 2024.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, June 13, 2024, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
CORPORATE PROJECTS	Scott Groves
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form Smith Athletic Park Site Loan Authorization Bylaw No. 5998

The Township of Langley is seeking elector approval for the borrowing of funds, $19,696,970 to undertake the site preparation at the Smith Athletic Park. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the site preparation at the Smith Athletic Park.

The number of electors within the Township of Langley on October 15, 2022, was 96,390. If valid Electoral Response Forms are received from 9,639 electors, Council cannot proceed with the borrowing without receiving the assent of the voters by referendum.

If you are opposed to the borrowing of funds to undertake the site preparation at the Smith Athletic Park and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the site preparation at the Smith Athletic Park, no action is required.

All Elector Response forms must be received, by mail or the in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on June 13, 2024. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

Wendy Bauer, Township Clerk
604-533-6101
wbauer@tol.ca

Township of Langley
Est. 1873

Alternative Approval Process Smith Athletic Park Site Loan Authorization Bylaw No. 5998

Elector Response Form

I hereby declare the following:

1. That I am a Canadian citizen;
2. That I am an individual who is age 18 or older;
3. I have been a resident of British Columbia for at least the past 6 months;
4. I have been a Township of Langley resident or owner of property within the Township of Langley for at least the last 30 days;
5. I am not disqualified by the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake the site preparation at the Smith Athletic Park.

NAME OF ELECTOR: _____
(Please Print Full Name)

RESIDENTAL ADDRESS: _____
(or address of property for which you are eligible to be a non-resident Property elector)

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on June 13, 2024.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the June 13, 2024 deadline.

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act.* Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to:
Supervisor, Information, Privacy and Records Management.
20338 – 65 Avenue, Langley, BC V2Y 3J1 604-532-7396

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process
Smith Athletic Park Site Loan Authorization
Bylaw No. 5998

The Township of Langley is seeking elector approval for the borrowing of funds to undertake the site preparation at the Smith Athletic Park.

For the above bylaws, the borrowing may occur unless at least 10% of the electors of the Township of Langley sign an Elector Response form confirming their opposition. Council has determined that 10% of eligible electors within the Township of Langley is 9,639 electors.

Copies of Smith Athletic Park Site Loan Authorization, No. 5998 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

Only eligible electors may sign an Elector Response form. Eligible electors must meet the following qualifications:

- a Canadian citizen;
- an individual over the age of 18;
- a resident of British Columbia for at least the past 6 months;
- a Township of Langley resident or property owner for at least the past 30 days; and
- not disqualified from voting by the Local Government Act or any other enactment.

Corporations are not entitled to submit Elector Response forms.

For non-resident electors, individuals owning land within the Township of Langley but not residing in the Township, only one non-resident owner may submit the Elector Response form for the property.

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the site preparation at the Smith Athletic Park, no action on your part is necessary.

What to do if you are opposed:

If you are opposed to the borrowing, Elector Response forms are available upon request by mail by calling 604-533-6100 at the Township of Langley Civic Facility at 20338 – 65 Avenue, Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or at www.tol.ca/aap.

The form must be received, by mail or the in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Thursday, June 13, 2024**.

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK SITE LOAN AUTHORIZATION

BYLAW NO. 5998

EXPLANATORY NOTE

Bylaw No. 5998 authorizes the Township of Langley to borrow $19,696,970 towards the estimated cost of the Smith Athletic Park Site Preparation capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK SITE LOAN AUTHORIZATION

BYLAW NO. 5998

WHEREAS it is deemed desirable and expedient to prepare the Smith Athletic Park Site servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Smith Athletic Park Preparation Capital Project including incidental thereto is equal to the sum of $19,696,970 (Nineteen million six hundred ninety-six thousand nine hundred and seventy dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Smith Athletic Park Site Loan Authorization Bylaw No. 5998”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Smith Athletic Park Site Capital Project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $19,696,970 (Nineteen million six hundred ninety-six thousand nine hundred and seventy dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the said Smith Athletic Park Site Capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 25 years.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2024 - REGULAR MEETING	**REPORT:**	24-48
FROM:	FINANCE DIVISION	**FILE:**	1760-20
SUBJECT:	SMITH ATHLETIC PARK DEVELOPMENT LOAN AUTHORIZATION BYLAW AND ALTERNATIVE APPROVAL PROCESS		

RECOMMENDATIONS:

That Council give first, second and third reading to Smith Athletic Park Development Loan Authorization Bylaw No. 6000 for the purpose of borrowing funds in the amount of $30,596,970 for the Smith Athletic Park Development Capital project within the 2024 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Smith Athletic Park Development Loan Authorization Bylaw No. 6000 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, June 13, 2024 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

EXECUTIVE SUMMARY:

The Township’s 2024-2028 Capital Program includes an envelope for Smith Athletic Park Development which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions.

The *Community Charter*, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

Smith Athletic Park Development

The proposed loan authorization bylaw will provide funding for the Development at the Smith Athletic Park.

The development includes some off-site works, utilities, three exterior fields, dog park and playground.

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek approval of the electors prior to incurring debt for this transportation capital project.

The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Projected MFA Debt Servicing Costs

If approved, the Township will borrow $30,596,970 repayable over 30 years for this capital project. At current rates of 4.61%, approximate annual loan payments of principal and interest would be as follows:

Service Fund	**Debt Amount**	**Source of Debt Servicing**	**Annual Principal & Interest Payment**
Parks	$ 30,291,000	General Revenue	$ 1,983,977
1% Borrowing Costs	$ 305,970		
Total Loan amount	$ 30,596,970		

PURPOSE:

The purpose of this report is to obtain Council's consideration of three readings of the Smith Athletic Park Development Loan Authorization Bylaw No. 6000 ($30,596,970), and provision of an Alternative Approval Process, prior to it being forwarded to the Inspector of Municipalities.

DISCUSSION/ANALYSIS:

The Township's 2024-2028 Capital Program includes an envelope for Smith Athletic Park Development which requires external debt financing through the Municipal Finance Authority as outlined in the *Community Charter*. The *Community Charter* stipulates that borrowing for greater than five years must be obtained from the Municipal Finance Authority (MFA) and requires a loan authorization bylaw.

Smith Athletic Park Development

The proposed loan authorization bylaw will provide funding for the Development at the Smith Athletic Park.

The development includes some off-site works, utilities, three exterior fields, dog park and playground.

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The need to borrow funds for capital may arise because of many factors including rising capital costs in recent years, which has depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure, asset maintenance and protective services in a rapidly growing community.

Applicable Policies:

Current Financial Policies support the utilization of external debt for funding significant capital projects, which benefit the community for a period greater than the loan repayment period. The advantage of debt financing is that significant projects are not unreasonably delayed and future taxpayers, who will benefit from the capital projects, contribute toward their funding.

Legislation:

The *Community Charter* stipulates that borrowings for greater than five years must be obtained from the Municipal Finance Authority (MFA) and require a loan authorization bylaw. Loan authorization bylaws generally may only be adopted with the approval of the electors with some exceptions. The *Community Charter* Regulation, Municipal Liabilities Regulations, provides an exemption from elector approval if total annual debt servicing cost is less than 5% of the municipal annual revenue calculated in accordance with this regulation. At this time, the Township does not meet this requirement and is therefore required to seek elector approval through an alternative approval process for the loan authorization bylaw proposed in this report.

The borrowing process as stipulated in the *Community Charter* and the Local Government Act for this bylaw is as follows:

- Complete three readings of the Loan Authorization Bylaw.
- Submit Bylaws and Liability Servicing Limit Certificate to the applicable Ministry for review and approval.
- Seek elector approval through the Alternative Approval Process. Two public notices in subsequent weeks are required, after which time the forms will be available to the public by mail upon request or from the Township's website. Electorate will have 30 days after the second publication to submit original forms to the Corporate Officer.
- Adopt the Loan Authorization Bylaw if less than 10% opposition from the electorate is registered. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.

- The Municipality applies for the final Certificate of Approval for the Loan Authorization Bylaw at least one month (30 day quashing period) after the bylaws are adopted by Council.

Financial Implications

The Township's 2024-2028 Capital Program includes an envelope for Smith Athletic Park Development which requires external borrowing. Debt servicing costs for principal and interest is included in the 2024-2028 Five-Year Financial Plan.

If approved, the Township will borrow $30,596,970 repayable over 30 years for this capital project. At current rates of 4.61%, approximate annual loan payments of principal and interest would be as follows:

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Total Loan amount	$ 30,596,970		

Debt Financing - Alternative Approval Process

Under Section 86 of the *Community Charter*, Council is required to seek the approval of the electors prior to incurring debt for the transportation capital project. The approval process is outlined below:

- Authorize staff to proceed with the Alternative Approval Process.
- Establish the deadline for receiving elector responses. The deadline for receiving elector responses is Thursday, June 13, 2024.
- Authorize the Township Clerk to prepare and publish the Alternative Approval Process Notice. The Notice in accordance with *Community Charter* Sections 86 and 94 will be published once each week for two consecutive weeks. The last day of the second publication will be at least 30 days prior to the deadline of June 13, 2024.
- Establish the form and content of the elector response forms. The response form, Attachment "A", is designed to allow only a single elector response on each form and will be available to the public by mail upon request or from the Township's website from the time of the first publication, until the deadline of June 13, 2024.
- Council must, by resolution, determine the total number of electors used to calculate the 10% minimum threshold. The number of registered electors on October 15, 2022 was 96,390 making the 10% threshold of electors 9,639 electors.
- If 10% of all eligible electors (in the case of at least 9,639 electors) sign the elector response form and submit it, by mail or in person drop off, to the Township's Clerk's office by 4:30 PM on Thursday, June 13, 2024, Council should not proceed with the final reading of the Loan Authorization Bylaw.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
CORPORATE PROJECTS	Scott Groves
LEGISLATIVE SERVICES (TOWNSHIP CLERK)	Wendy Bauer

ATTACHMENT A - Elector Response Forms

ATTACHMENT A

Township of Langley
Est. 1873

Elector Response Form
Smith Athletic Park Development Loan Authorization Bylaw No. 6000

The Township of Langley is seeking elector approval for the borrowing of funds, $30,596,970 to undertake the Development at the Smith Athletic Park. Elector approval is requested using the alternative approval process as described in Section 86 of the *Community Charter*.

The question being put forward to the electors of the Township of Langley is whether they are opposed to the borrowing of funds to undertake the Development at the Smith Athletic Park.

The number of electors within the Township of Langley on October 15, 2022, was 96,390. If valid Electoral Response Forms are received from 9,639 electors, Council cannot proceed with the borrowing without receiving the assent of the voters by referendum.

If you are opposed to the borrowing of funds to undertake the Development at the Smith Athletic Park and are a qualified elector in the Township of Langley, you can sign an Elector Response form.

If you are not opposed to the borrowing of funds to undertake the Development at the Smith Athletic Park, no action is required.

All Elector Response forms must be received, by mail or the in person drop off, by the Township Clerk at the Township of Langley Civic Facility, 20338 – 65 Avenue, Langley on or before 4:30pm (PST) on June 13, 2024. All forms must have an original signature and cannot be copied or scanned versions of the signature.

Further information can be obtained from the Township Clerk at:

Wendy Bauer, Township Clerk
604-533-6101
wbauer@tol.ca

Township of Langley
Est. 1873

Alternative Approval Process Smith Athletic Park Development Loan Authorization Bylaw No. 6000

Elector Response Form

I hereby declare the following:

1. That I am a Canadian citizen;
2. That I am an individual who is age 18 or older;
3. I have been a resident of British Columbia for at least the past 6 months;
4. I have been a Township of Langley resident or owner of property within the Township of Langley for at least the last 30 days;
5. I am not disqualified by the *Local Government Act* or any other enactment from voting in an election or otherwise disqualified by law.

I understand that by signing this form I am declaring the above facts and I am petitioning against the Corporation of Township of Langley borrowing of funds to undertake the Development at the Smith Athletic Park.

NAME OF ELECTOR: _____
(Please Print Full Name)

RESIDENTAL ADDRESS: _____
(or address of property for which you are eligible to be a non-resident Property elector)

SIGNATURE OF ELECTOR: _____

NOTE: This **originally-signed form** must be received, by mail or in person drop off, by the Township Clerk at the Township of Langley, Township of Langley Civic Facility, 20338 – 65 Avenue, Langley, BC, V2Y 3J1 **no later than 4:30pm on June 13, 2024.**

Accurate copies of this elector response form may be made and used for signing. A person must not sign an elector response form more than once and may not withdraw their name from the alternative approval process petition after the June 13, 2024 deadline.

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act.* Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to:
Supervisor, Information, Privacy and Records Management.
20338 – 65 Avenue, Langley, BC V2Y 3J1 604-532-7396

PUBLIC NOTICE

Notice of Elector
Alternative Approval Process
Smith Athletic Park Development Loan Authorization
Bylaw No. 6000

The Township of Langley is seeking elector approval for the borrowing of funds to undertake the Development at the Smith Athletic Park.

For the above bylaws, the borrowing may occur unless at least 10% of the electors of the Township of Langley sign an Elector Response form confirming their opposition. Council has determined that 10% of eligible electors within the Township of Langley is 9,639 electors.

Copies of Smith Athletic Park Development Loan Authorization, No. 6000 and related documents are available on the Township website at www.tol.ca/aap and by mail from the Legislative Services Department by calling 604-533-6100 Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or emailing legservicesinfo@tol.ca.

Who can sign an Elector Response form?

Only eligible electors may sign an Elector Response form. Eligible electors must meet the following qualifications:

- a Canadian citizen;
- an individual over the age of 18;
- a resident of British Columbia for at least the past 6 months;
- a Township of Langley resident or property owner for at least the past 30 days; and
- not disqualified from voting by the Local Government Act or any other enactment.

Corporations are not entitled to submit Elector Response forms.

For non-resident electors, individuals owning land within the Township of Langley but not residing in the Township, only one non-resident owner may submit the Elector Response form for the property.

What to do if you are not opposed:

If you agree with the borrowing of funds to undertake the Development at the Smith Athletic Park, no action on your part is necessary.

What to do if you are opposed:

If you are opposed to the borrowing, Elector Response forms are available upon request by mail by calling 604-533-6100 at the Township of Langley Civic Facility at 20338 – 65 Avenue, Monday to Friday (except for statutory holidays) from 8:00am to 4:30pm or at www.tol.ca/aap.

The form must be received, by mail or the in person drop off, at the Township Civic Facility at 20338 – 65 Avenue, Langley by the Township Clerk on or before **4:30pm on Thursday, June 13, 2024**.

The form must have an original signature. Faxed, imaged, or emailed signed forms cannot be counted.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK DEVELOPMENT LOAN AUTHORIZATION

BYLAW NO. 6000

EXPLANATORY NOTE

Bylaw No. 6000 authorizes the Township of Langley to borrow $30,596,970 towards the estimated cost of the Smith Athletic Park Development capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SMITH ATHLETIC PARK DEVELOPMENT LOAN AUTHORIZATION

BYLAW NO. 6000

WHEREAS it is deemed desirable and expedient to prepare the Smith Athletic Park Development servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Smith Athletic Park Development Capital Project including incidental thereto is equal to the sum of $30,596,970 (Thirty million five hundred ninety-six thousand nine hundred and seventy dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Smith Athletic Park Development Loan Authorization Bylaw No. 6000”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Smith Athletic Park Development Capital Project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $30,596,970 (Thirty million five hundred ninety-six thousand nine hundred and seventy dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the said Smith Athletic Park Development Capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 30 years.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY DEVELOPMENT WORKS AGREEMENT

(BEEDIE (29TH STREET) HOLDINGS LTD.)

BYLAW NO. 5982

EXPLANATORY NOTE

Bylaw No. 5982 authorizes the execution of a Development Works Agreement between the Township of Langley and Beedie (29th Street) Holdings Ltd. for the provision of Highway Works in the Aldergrove Community Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY DEVELOPMENT WORKS AGREEMENT

(BEEDIE (29TH STREET) HOLDINGS LTD.)

BYLAW NO. 5982

A Bylaw to enter into a Development Works Agreement;

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Highway Development Works Agreement (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5982".

2. Appendix "A" is a copy of the Development Works Agreement.

3. If any section, subsection, sentence, clause or phrase of the Bylaw is for any reason held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and Mayor and Corporate Officer are authorized to, execute that certain form of Development Works Agreement attached to and forming part of this bylaw as Appendix "A".

5. This Bylaw is repealed 15 years after the date of its adoption.

READ A FIRST TIME the	26	day of	February	, 2024
READ A SECOND TIME the	26	day of	February	, 2024
READ A THIRD TIME the	26	day of	February	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

APPENDIX "A" TO
BYLAW NO. 5982

DEVELOPMENT WORKS AGREEMENT
FOR HIGHWAY WORKS

Project # 10-24-0106

THIS AGREEMENT dated for reference the _____ day of _____, 2024

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

BEEDIE (29TH STREET) HOLDINGS LTD., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 3030 Gilmore Diversion, Burnaby, BC. V5G 3B4

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a highway catchment area of the Aldergrove Community Plan area is identified in Schedules "A" and "B" attached hereto.

B. AND WHEREAS highway works as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS certain portions of the Works are included within the Township's Development Cost Charge program.

E. AND WHEREAS the Developer has agreed to construct the Works.

F. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

G. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

H. AND WHEREAS Section 565 of the Act states:

"(3) "Despite a development cost charge bylaw, if a work required to be provided under a development works agreement under section 570 (2) [municipal agreements with private developers] is included in the calculations used to determine the amount of a development cost charge, the applicable amount calculated under subsection (4) or (5) is to be deducted from the development cost charge that would otherwise be payable for that class of work."

(4) For a development cost charge payable by a developer for a work provided by the developer under the agreement, the amount deducted under subsection (3) is to be calculated as

(a) the cost of the work

less

(b) the amount to be paid by the municipality to the developer under section 570 (3) (b), other than an amount that is an interest portion under section 570 (6) (c).

(5) For a development cost charge payable by a person other than the developer referred to in subsection (4), the amount deducted under subsection (3) is to be calculated as

(a) the amount charged under section 570 (2) (b) to the owner of the property

less

(b) any interest portion of that charge under section 570 (6) (c)."

I. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Actual Capital Cost of the Works**" means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule "A" and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected Council of the Township;

"**DCC Highway**" means that portion of the Works which is included in the Township's DCC program ($873,180);

"**Developer**" means Beedie (29th Street) Holdings Ltd.:

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Township's Development Cost Charge Bylaw 2020, No. 5555, enacted by the Township under the Act as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Development Works Agreement Bylaw**" means Beedie (29th Street) Holdings Ltd DWA Bylaw No. 5982 enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Director of Community Development**" means the Director of Community Development for the Township or their designate;

"**Estimated Cost of the Works**" means the estimated Capital Cost of the entire Works, including the DCC portion. The Estimated Cost of the Works for Bylaw No. 5982 is $2,659,974.56;

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the Director of Community Development executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $89,390.69 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the Highway Works including the DCC portion and related appurtenances described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement.

3. CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

4. HIGHWAY COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the Director of Community Development, the Developer’s engineer or an engineer appointed by the Township shall calculate and submit to the Director of Community Development for approval, the Actual Capital Cost of the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the Director of Community Development without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development

Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the Director of Community Development and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

5. INTEREST

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 8.7% per annum calculated annually in advance.

6. TERM

(a) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(b) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

7. LATECOMER CHARGES

(a) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

8. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(b) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

9. MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

10. NOTICES

(a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

Beedie (29th Street) Holdings Ltd.
3030 Gilmore Diversion

Burnaby, BC V5G 3B4

and to the Township as follows:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth (5^{th}) day after the mailing thereof.

11. BINDING ON SUCCESSORS

(a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(b) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

13. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

14. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

(a) Schedule "A" – List of Benefiting Parcels
(b) Schedule "B" – Map of Benefiting Area
(c) Schedule “C” – Description of the Works

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SIGNED BY DIRECTOR, COMMUNITY DEVELOPMENT for and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
DIRECTOR, COMMUNITY DEVELOPMENT)

)
SIGNED BY TOWNSHIP CLERK for and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
TOWNSHIP CLERK)
)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
1	004-009-649	26010 30A AVE	LT 32, SEC 24, TWP 10, NWD, PL NWP50170	1.90
2	004-009-657	26074 30A AVE	LT 33, SEC 24, TWP 10, NWD, PL NWP50170	2.00
3	012-265-748	26090 30A AVE	LT 8, SEC 24, TWP 10, NWD, PL NWP1590	3.83
4	025-635-557	26162 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL BCP5008	0.00
5	025-635-565	26260 30A AVE	LT 2, SEC 24, TWP 10, NWD, PL BCP5008	0.94
6	012-265-781	26264 30A AVE	LT 10, SEC 24, TWP 10, NWD, PL NWP1590	1.02
7	030-770-441	26316 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL EPP89117	0.00
8	009-088-059	26328 30A AVE	LT 20, SEC 24, TWP 10, NWD, PL NWP29151	0.00
9	009-088-067	26340 30A AVE	LT 21, SEC 24, TWP 10, NWD, PL NWP29151	0.00
10	002-178-753	26354 30A AVE	LT 22, SEC 24, TWP 10, NWD, PL NWP29151	0.00
11	009-116-249	26368 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP22319	0.00
12	003-539-024	26388 30A AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP22319	0.00
13	012-265-837	3025 264 ST	SEC 24, TWP 10, NWD, PL NWP1590	0.00
14	030-770-459	N/A	LT 2, SEC 24, TWP 10, NWD, PL EPP89117	0.78
15	025-454-455	2947 264 ST	LT 1, SEC 24, TWP 10, NWD, PL BCP527	0.00
16	012-265-934	2931 264 ST	LT 12, SEC 24, TWP 10, NWD, PL 1590	0.97
17	000-599-182	2883 264 ST	LT 85, SEC 24, TWP 10, NWD, PL NWP65018	0.86
18	002-351-005	26292 29 AVE	LT 81, SEC 24, TWP 10, NWD, PL NWP60103	0.85
19	000-599-140	26331 28 AVE	LT 83, SEC 24, TWP 10, NWD, PL NWP65018	0.00
20	008-028-206	26291 28 AVE	LT 31, SEC 24, TWP 10, NWD, PL NWP44992	0.00

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
21	002-351-030	26245 28 AVE	LT 82, SEC 24, TWP 10, NWD, PL NWP60103	0.00
22	001-017-799	26225 28 AVE	LT 1, SEC 24, TWP 10, NWD, PL NWP68906	0.67
23	002-350-955	26244 29 AVE	LT 80, SEC 24, TWP 10, NWD, PL NWP60103	0.65
24	001-017-811	26224 29 AVE	LT 2, SEC 24, TWP 10, NWD, PL NWP68906	0.26
25	012-265-985	26195 28 AVE	SEC 24, TWP 10, NWD, PL NWP1590	0.75
26	012-266-094	26141 28 AVE	SEC 24, TWP 10, NWD, PL NWPNWP1590	1.55
27	012-266-124	26103 28 AVE	SEC 24, TWP 10, NWD, PL NWPNWP1590	1.14
28	000-558-486	26081 28 AVE	LT 77, SEC 24, TWP 10, NWD, PL NWP55388	0.95
29	005-308-640	26035 28 AVE	LT 76, SEC 24, TWP 10, NWD, PL NWP55388	0.99
30	005-308-704	2880 260 ST	LT 78, SEC 24, TWP 10, NWD, PL NWP55388	0.92
31	005-308-739	2888 260 ST	LT 79, SEC 24, TWP 10, NWD, PL NWP55388	0.97

Map Id	Folio	Net Developable Area (Ha)
1	280711008	1.897
2	280712007	1.999
3	280811114	3.824
4	759216056	EXCLUDED
5	759216065	0.933
6	281011003	1.024
7	769320030	EXCLUDED
8	281114009	EXCLUDED
9	281115008	EXCLUDED
10	281111002	EXCLUDED
11	281112001	EXCLUDED
12	281113000	EXCLUDED
13	281111119	EXCLUDED
14	769320049	0.784
15	758833024	EXCLUDED
16	281311117	0.971
17	281411027	0.855
18	281513006	0.848
19	281411009	EXCLUDED
20	281511008	EXCLUDED
21	281514005	EXCLUDED
22	281611007	0.678
23	281512007	0.650
24	281611016	0.266
25	281711113	0.745
26	281811112	1.555
27	281911111	1.140
28	281913002	0.946
29	281912003	0.987
30	281914001	0.924
31	281915000	0.969
SUB-TOTAL		21.995



SCHEDULE "B"
MAP OF BENEFITING AREA

DWA ROADWORKS CATCHMENT AREAS
SCHEDULE "B"

LEGEND
- EXCLUDED LANDS
- FRONT ENDER'S LAND
- BENEFITING LANDS

SCALE: 1:5000
DATE: 2024-01-25

APLIN MARTIN
201 - 19448 62 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

DATA IS BASED ON THE TOWNSHIP OF LANGLEY GEOSOURCE DATABASE. THE INFORMATION WAS COMPILED IN SUPPORT OF THE DCCFA AND DWA AGREEMENTS. THE ACCURACY OF THIS INFORMATION SHOULD ONLY BE RELIED FOR THESE AGREEMENTS. FURTHER CONSULTING SHOULD BE COMPLETED FOR ANY DETAILED SITE ANALYSIS.

PROFESSIONAL ENGINEER
J. E. LUM
43905
BRITISH COLUMBIA
25 January 2024
Permit to Practice # 1001018

SCHEDULE "C"
DESCRIPTION OF THE WORKS

Highways Works consisting of road widening, intersection improvements including traffic signal installation at 264 Street and 29 Avenue and fire signal at 264 Street and 30A Avenue, having an estimated construction cost of $2,659,974.56.

In accordance with accepted design drawings prepared by Ministry of Transportation and Infrastructure, dated December 6, 2023, as follows:

- Drawing Number R1-1096 - Sheets 1 to 31, and;

In accordance with accepted design drawings prepared by DMD & Associates Electrical Consultants Ltd., dated November 29, 2023, as follows:

- Drawing Number TE-23040-001 - Sheets 1 to 3
- Drawing Number TE-23041-001 - Sheets 1 to 2

DCC ID	Description	Location
18 R 302	Traffic Signal/Intersection Improvements	264 Street and 29 Avenue
18 R 303	Fire Signal	264 Street and 30A Avenue

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BEEDIE (29TH STREET) HOLDINGS LTD.) BYLAW NO. 5830

EXPLANATORY NOTE

Bylaw No. 5830 rezones land located at 26292 – 29 Avenue from Suburban Residential Zone SR-2 to General Industrial Zone M-2 to permit an industrial development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BEEDIE (29TH STREET) HOLDINGS LTD.) BYLAW NO.5830

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie (29th Street) Holdings Ltd.) Bylaw No. 5830".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

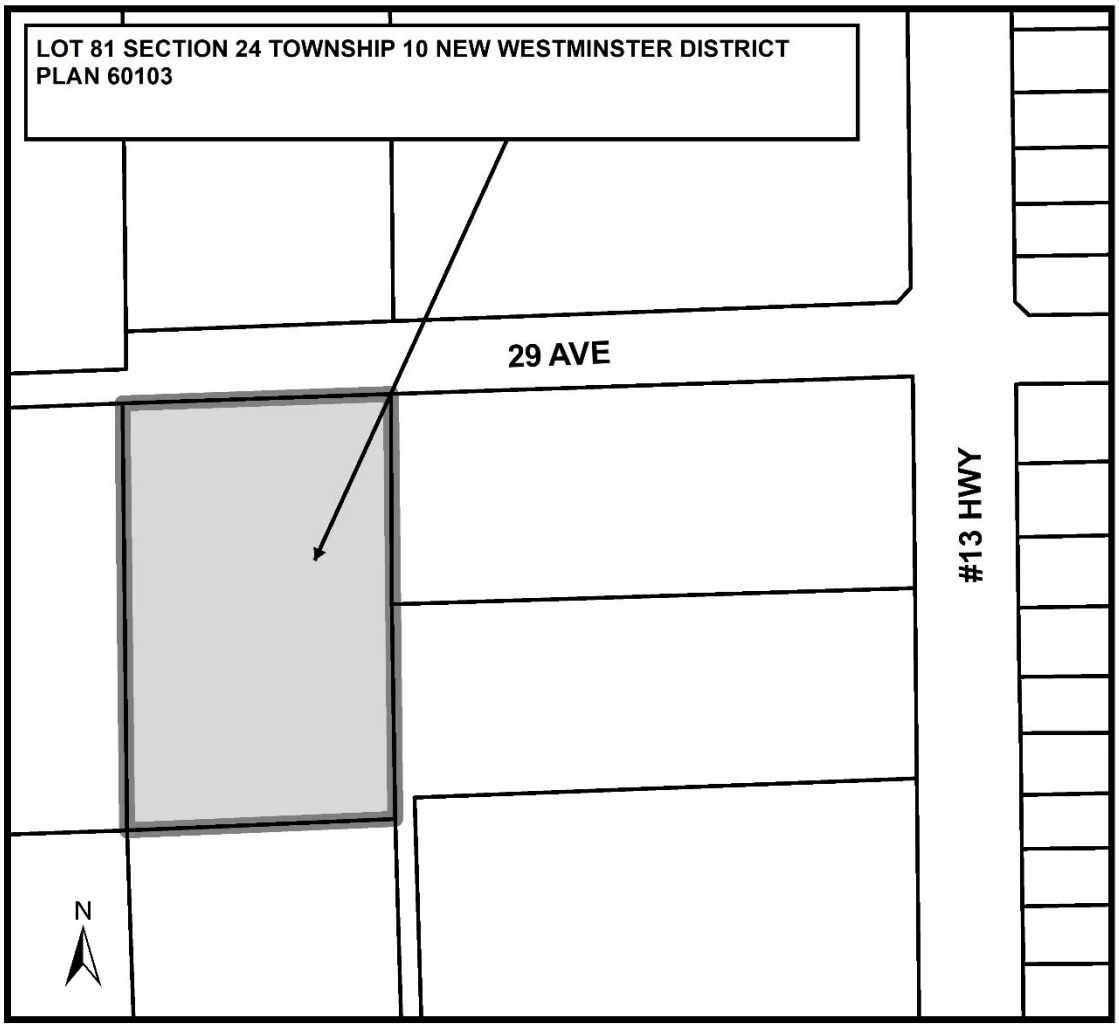
   Lot 81 Section 24 Township 10 New Westminster District Plan 60103

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to General Industrial Zone M-2.

NOTICE WAS ADVERTISED the	19 and 26	day of	January	, 2023
READ A FIRST TIME the	30	day of	January	, 2023
READ A SECOND TIME the	30	day of	January	, 2023
READ A THIRD TIME the	30	day of	January	, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	22	day of	February	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5830



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101304

This Permit is issued this _____day of _____, 2023 to:

1. Name: Beedie (29th Street) Holdings Ltd.

   Address: 3030 Gilmore Diversion
   Burnaby, BC V5G 3B4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 85 Section 24 Township 10 New Westminster District Plan 65018; Parcel "A" (Explanatory Plan 13910); Lot 12 Section 24 Township 10 New Westminster District Plan 1590; and Lot 81 Section 24 Township 10 New Westminster District Plan 60103

   CIVIC ADDRESS: 2883 and 2931 – 264 Street; and
   26292 – 29 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   d. All signage being in compliance with Schedule “A”, the Aldergrove Development Permit Guidelines, and the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
   f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
   g. All chain link fences being black vinyl with black posts and rails; and
   h. All outdoor storage areas being covered by a dust free surface.

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
   b. Replacement trees being secured by a letter of credit in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;

d. On-site landscaping being secured by a letter of credit at the Building Permit stage;
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Plan
SCHEDULE B	Landscape Plan

ISSUE DATE: DEC 13, 2021

SHEET LIST

ARCHITECTURE

GENERAL

A00	COVER SHEET
A01	GENERAL NOTES & PROJECT DATA
A10	SITE PLAN
A11	SITE / TRUCK TURN
A12	SITE DETAILS

BUILING A

A13	PERSPECTIVES - BLDG A
A20	MAIN FLOOR - BLDG A
A21	MEZZANINE PLAN - BLDG A
A22	ROOF PLAN - BLDG A
A41	BUILDING ELEVATIONS - BLDG A
A42	EXTERIOR SIGNAGE - BLDG A
A51	BUILDING SECTIONS - BLDG A
A52	BUILDING SECTIONS - BLDG A

BUILDING B

A14	PERSPECTIVES - BLDG B
A23	MAIN FLOOR - BLDG B
A24	MEZZANINE PLAN - BLDG B
A25	ROOF PLAN - BLDG B
A43	BUILDING ELEVATIONS - BLDG B
A44	EXTERIOR SIGNAGE - BLDG B
A53	BUILDING SECTIONS - BLDG B
A54	BUILDING SECTIONS - BLDG B

CTA PROJECT No. 212113-CT

PROJECT TEAM

ARCHITECT of RECORD

CTA ARCHITECTURE+ DESIGN LTD.
2920 VIRTUAL WAY #110
VANCOUVER, BC V5M 0C4
PHONE: 604.353.4788
EMAIL: CMITCHELL@CTADESIGN.NET
PRINCIPAL IN CHARGE: CRAIG MITCHELL,ARCHITECT AIBC, MRAIC
TECH LEAD: KAREN BEHANAN, INTERN ARCH, AIBC

CIVIL

APLIN & MARTIN CONSULTANTS LTD.
201-12448 82 AVENUE
SURREY, BC V3W 3E9
PHONE: 604.597.9058
EMAIL: ELUM@APLINMARTIN.COM
PRINCIPAL IN CHARGE: ERIC LUM
PROJECT MANAGER: ERIC LUM

SURVEY

TERRA PACIFIC LAND SURVEYING LTD.
22371 ST. ANNE AVENUE
MAPLE RIDGE, BC
PHONE: 604.463.4901

LANDSCAPE

KD PLANNING & DESIGN LTD.
400-34077 GLADYS AVE
ABBOTSFORD, BC V2S 2E8
PHONE: 604.853.8831
EMAIL: JESSICAT@KRAHN.COM
PRINCIPAL IN CHARGE: JESSICA THESSEN
TECH LEAD: RHI KIRKLAND



VIEWPOINT FROM 29TH AVE & 264 STREET INTERSECTION

cta architecture + design ltd.
EMAIL: mail@ctadesign.net
TEL: 604.736.2654
FAX: 604.732.7451
www.ctadesign.net
2920 VIRTUAL WAY,
VANCOUVER, BC V5M 0C4

NO.	DATE Y/M/D	DESCRIPTION
3	23/01/12	REISSUE FOR DP
2	22/11/10	REISSUE FOR DP
1	2021/12/13	ISSUED FOR DP

ISSUES AND REVISIONS

BEEDIE ALDERGROVE
2883 264 STREET
TOWNSHIP OF LANGLEY, BC V4W 2W4

212113-CT

COVER SHEET

SCALE:

SCHEDULE A

I.2

A00



1 CONTEXT PLAN

SCALE: 1" = 200'-0"



2 CURRENT ZONING

SCALE: 1" = 200'-0"

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 2883 264 STREET, TOWNSHIP OF LANGLEY, BC
LEGAL ADDRESS: PARCEL A LOT 12 SEC 24 TP 10 NWD PLAN 1590, LOT 85 SEC 24 TP 10 NWD PLAN 80018 & LOT 81 SEC 24 TP 10 NWD PLAN 80103

BUILDING USE: INDUSTRIAL, OFFICE

GROSS BUILDING AREA: 14,100.81 m² 151,779.8 ft²

ZONING BYLAW ANALYSIS (TOWNSHIP OF LANGLEY)

1. ZONING:
CURRENT : M-2 & SR-2
PROPOSED: M-2 (GENERAL INDUSTRIAL ZONE)

2. SITE AREA:

PROPERTY BEFORE DEDUCTION	28,356.59 m²	305,227.79 ft²	2.84 hectare	7.01 acres
PROPERTY-CONSOLIDATED	28,123.91 m²	302,723.25 ft²	2.81 hectare	6.95 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS								
NAME	SITE AREA		PROP. SITE COVERAGE	BUILDING AREA		MAXIMUM SITE COVERAGE		
	SQ M	SQ FT		SQ M	SQ FT	%	SQ M	SQ FT
BUILDING A	28,123.91	302,723.2	26.67%	7,501.12	80,741.3			
BUILDING B	28,123.91	302,723.2	23.47%	6,599.69	71,038.5			
OVERALL SITE/ BUILDING AREA			50.14%	14,100.81	151,779.8	60%		

GROSS FLOOR AREA CALCULATIONS

LEVEL	NAME	OCCUPANCY	USE	FLOOR AREA	
				SQ M	SQ FT
BUILDING A					
MAIN FLOOR	OFFICE A	D	OFFICE	940.15	10,119.7
MAIN FLOOR	SERVICE A	F2	INDUSTRIAL	0.00	0.0
MAIN FLOOR	WAREHOUSE A	F2	INDUSTRIAL	6,520.67	70,187.9
MEZZANINE	OFFICE A	D	OFFICE	441.39	4,751.0
MEZZANINE	STORAGE A	F2	INDUSTRIAL	458.59	4,936.2
				8,360.80	89,994.9
BUILDING B					
MAIN FLOOR	OFFICE B	D	OFFICE	978.99	10,537.8
MAIN FLOOR	SERVICE B	F2	INDUSTRIAL	40.78	439.0
MAIN FLOOR	WAREHOUSE B	F2	INDUSTRIAL	5,580.20	60,064.8
MEZZANINE	OFFICE B	D	OFFICE	328.63	3,537.4
MEZZANINE	STORAGE B	F2	INDUSTRIAL	611.45	6,581.6
				7,540.06	81,160.5
TOTAL				15,900.86	171,155.4

4. BUILDING HEIGHT:
MAXIMUM HEIGHT: 12.00 m (39'-4 1/2")
PROPOSED HEIGHT: 11.64 m (38'-2")

5. REQUIRED SETBACKS:

	REQUIRED	PROVIDED
FRONT YARD (EAST - 264 ST):	10.00 m (32'-9 3/4")	14.93 m (48'-11 3/4")
SIDE YARD (NORTH - 29 AVE):	5.00 m (16'-4 3/4")	5.00 m (16'-4 3/4")
SIDE YARD (SOUTH - ABUTTING M-2 ZONE):	0.00 m (0')	3.05 m (10'-0")
SIDE YARD (SOUTH - ABUTTING P-1 ZONE):	10.00 m (32'-9 3/4")	16.87 m (55'-4 1/4")
REAR YARD (WEST - ABUTTING SR-2 ZONE):	10.00 m (32'-9 3/4")	12.99 m (42'-7 1/2")

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111

REQUIRED LANDSCAPE AREA/ SCREEN	REQUIRED	PROVIDED
FRONT YARD (EAST - 264 ST):	5.00 m (16'-4 3/4")	+/- 5.00 m (16'-4 3/4")
SIDE YARD (NORTH - 29 AVE):	5.00 m (16'-4 3/4")	5.00 m (16'-4 3/4")
INTERIOR SIDE YARD (SOUTH):	3.00 m (9'-10") - 1.5 m IN HT. LANDSCAPE SCREEN TO WITHIN 3 M OF FRONT LOT LINE	3.00 m (9'-10")
REAR YARD (WEST)	3.00 m (9'-10") - 1.5 m IN HT. LANDSCAPE SCREEN	+/- 3.00 m (9'-10")

NOTES:
1. ONE TREE PER 6 PARKING STALLS
2. A LANDSCAPING AREA W/ MIN. WIDTH OF 2.0 m BETWEEN THE END PARKING STALL AND ADJACENT DRIVE ABLE (EXCEPT WHERE PEDESTRIAN WALKWAY IS PROVIDED.
3. BARBED WIRE SHOULD BE LOCATED ON A FENCE OR WALL ABOVE A HEIGHT OF 2.0 m.

7. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS:	2.75 m (9'-0 1/4") W,	5.80 m (19'-0 1/4") L	6.70 m (21'-11 3/4") AISLE WIDTH (TWO WAY)
ACCESSIBLE STALL DIMENSIONS:	3.70 m (12'-1 3/4") W,	5.80 m (19'-0 1/4") L	
SMALL CAR STALL DIMENSIONS:	2.44 m (8'-0") W,	4.88 m (16'-0 1/4") L	
DRIVE AISLE WIDTH:	6.73 m (22'-1")	at 90° (TWO WAY)	

LOADING CALCULATION:
TOTAL LOADING SPACES REQUIRED — ONE FOR EACH OVERHEAD LOADING DOOR — TOTAL: 38

LOADING DIMENSIONS: 3.00 m (9'-10") W, 9.25 m (30'-4 1/4") L

NOTES:
1) OFF STREET PARKING SHALL NOT ENCROACH ONTO A REQUIRED LANDSCAPING AREA OR SCREEN.
2) MAX. 20% OF REQUIRED PARKING SPACES MAYBE DESIGNATED FOR SMALL CAR PARKING
3) PARKING SPACE AND MANUVERING AISLE SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER DUST FREE MATERIAL.
4) 1 ACCESSIBLE PARKING STALL REQUIRED FOR EVERY 100 OR PART THEREOF. (WHRE MORE THAN 50 PARKING STALLS PROVIDED)

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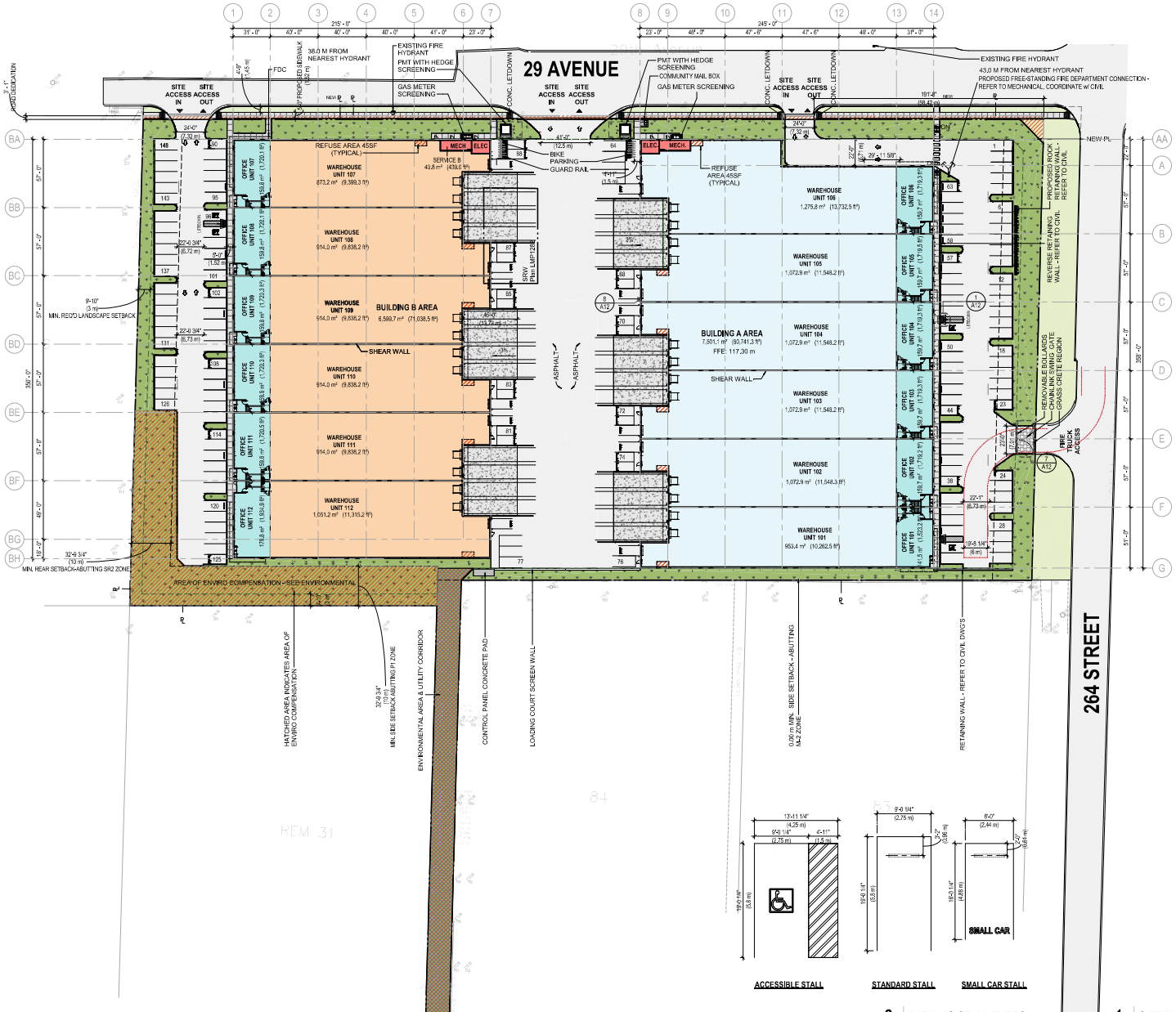
212113-CT

GENERAL NOTES & PROJECT DATA

SCALE: As indicated

I.2

A01



SITE AREA

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SITE COVERAGE & BUILDING AREA

BUILDING FOOTPRINT AREA CALCULATIONS

NAME	SITE AREA SQ M	SITE AREA SQ FT	PROP. SITE COVERAGE	BUILDING AREA SQ M	BUILDING AREA SQ FT	MAXIMUM SITE COVERAGE %	MAXIMUM SITE COVERAGE SQ M	MAXIMUM SITE COVERAGE SQ FT
BUILDING A	28,123.91	302,723.2	26.67%	7,501.12	80,741.3			
BUILDING B	28,123.91	302,723.2	23.47%	6,599.69	71,038.5			
OVERALL SITE/ BUILDING AREA			50.14%	14,100.81	151,779.8	60%		

GROSS FLOOR AREA CALCULATIONS

LEVEL	NAME	OCCUPANCY	USE	FLOOR AREA SQ M	FLOOR AREA SQ FT
BUILDING A					
MAIN FLOOR	OFFICE A	D	OFFICE	940.15	10,119.7
MAIN FLOOR	SERVICE A	F2	INDUSTRIAL	0.00	0.0
MAIN FLOOR	WAREHOUSE A	F2	INDUSTRIAL	6,520.67	70,187.9
MEZZANINE	OFFICE A	D	OFFICE	441.39	4,751.0
MEZZANINE	STORAGE A	F2	INDUSTRIAL	458.59	4,936.2
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BUILDING B					
MAIN FLOOR	OFFICE B	D	OFFICE	978.99	10,537.8
MAIN FLOOR	SERVICE B	F2	INDUSTRIAL	40.78	439.0
MAIN FLOOR	WAREHOUSE B	F2	INDUSTRIAL	5,580.20	60,064.8
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MEZZANINE	STORAGE B	F2	INDUSTRIAL	611.45	6,581.6
				7,540.06	81,160.5
TOTAL				15,900.86	171,155.4

VEHICLE PARKING: REQUIRED & PROPOSED

VEHICLE PARKING REQUIREMENT CALCULATIONS

UNIT NAME	LEVEL	PARKING CLASSIFICATION	CALCULATION METHOD	LOCAL BYLAW REQUIREMENTS GROSS AREA SQ M	GROSS AREA SQ FT	SPACES	AREA (SM)	SPACES REQUIRED
BUILDING A								
WAREHOUSE A	MAIN FLOOR	INDUSTRIAL	GROSS FLOOR AREA	6,520.67	70,187.9	1	186.00 m²	35.1
OFFICE A	MAIN FLOOR	OFFICE	GROSS FLOOR AREA	940.15	10,119.7	1	35.00 m²	26.9
STORAGE A	MEZZANINE	INDUSTRIAL	GROSS FLOOR AREA	458.59	4,936.2	1	186.00 m²	2.5
OFFICE A	MEZZANINE	OFFICE	GROSS FLOOR AREA	441.39	4,751.0	1	35.00 m²	12.6
				8,360.80	89,994.9			77.0
BUILDING B								
SERVICE B	MAIN FLOOR			40.78	439.0			0.0
WAREHOUSE B	MAIN FLOOR	INDUSTRIAL	GROSS FLOOR AREA	5,580.20	60,064.8	1	186.00 m²	30.0
OFFICE B	MAIN FLOOR	OFFICE	GROSS FLOOR AREA	978.99	10,537.8	1	35.00 m²	28.0
STORAGE B	MEZZANINE	INDUSTRIAL	GROSS FLOOR AREA	611.45	6,581.6	1	186.00 m²	3.3
OFFICE B	MEZZANINE	OFFICE	GROSS FLOOR AREA	328.63	3,537.4	1	35.00 m²	9.4
				7,540.06	81,160.5			70.8
TOTAL VEHICLE PARKING SPACES REQUIRED:				15,900.86	171,155.4			147.6

TOTAL PARKING SPACES REQUIRED = 148

VEHICLE PARKING PROVIDED

PARKING TYPE	No. of SPACES
BUILDING A	
ACCESSIBLE PARKING	2
SMALL CAR	14
STANDARD PARKING	60
	76
BUILDING B	
ACCESSIBLE PARKING	2
SMALL CAR	15
STANDARD PARKING	55
	72
TOTAL PARKING SPACES PROVIDED	148

LOADING SPACES PROVIDED

PARKING TYPE	No. of SPACES
BUILDING A	
LOADING	6
LOADING - LARGE	12
	18
BUILDING B	
LOADING	6
LOADING - LARGE	12
	18
TOTAL PARKING SPACES PROVIDED	36

TOTAL BIKE PARKING REQUIRED : [1 PER 1000 SQM OF GROSS FLOOR AREA] 15,899.23 / 1000 = 15.89 ~ 16 STALLS

TOTAL BICYCLE STALLS PROVIDED : 16

SITE LEGEND

- PROPOSED OFFICE
- PROPOSED WAREHOUSE
- EXISTING BUILDING
- LANDSCAPING SEE LANDSCAPING DWGS
- BUILDING SIDEWALK
- CONCRETE PAD
- ASPHALT PAVEMENT SEE CIVIL DWGS
- MASONRY PAVEMENT SEE LANDSCAPING DWGS
- PMT C/W BOLLARDS SEE ELEC. DWGS
- FIRE HYDRANT
- PROPERTY LINE
- EASEMENT/ROW
- BUILDING SETBACK
- VEHICLE PAINTED TRAFFIC DIRECTION ARROW

2 PARKING STALL TYPES
SCALE: 1/8" = 1'-0"

1 SITE PLAN
SCALE: 1" = 40'-0"

TRUE NORTH

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ISSUES AND REVISIONS

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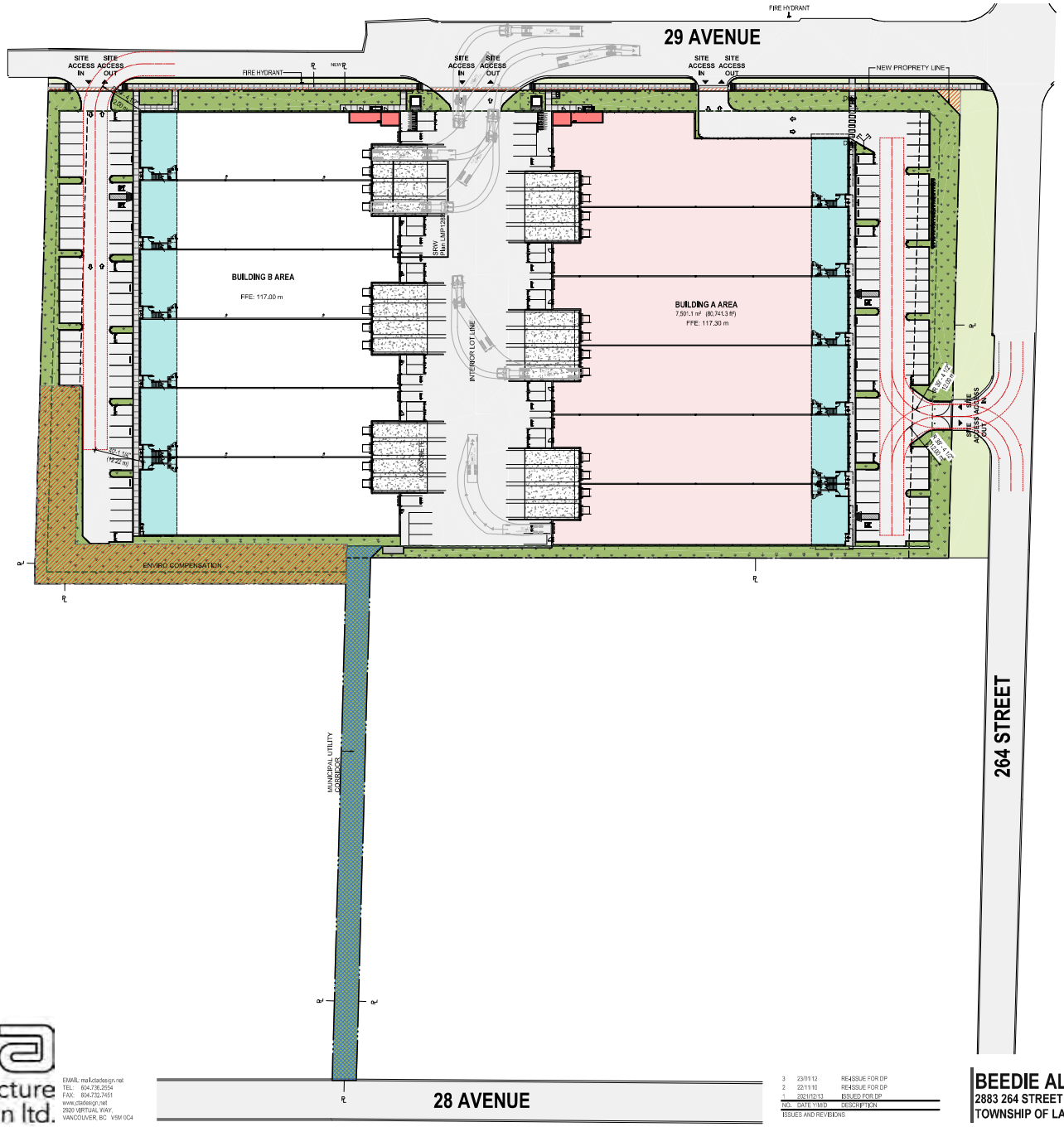
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SITE PLAN

SCALE: As indicated

1.2

A10



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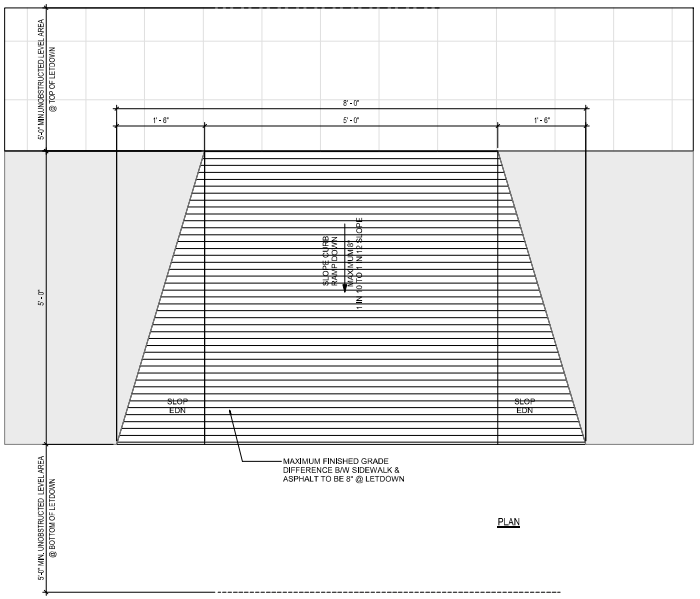
SITE / TRUCK TURN

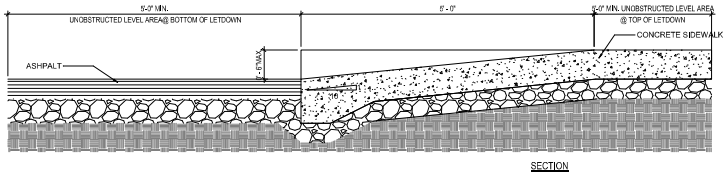
SCALE: As indicated

WB-19 / SU-12 PROFILE

TRUE NORTH

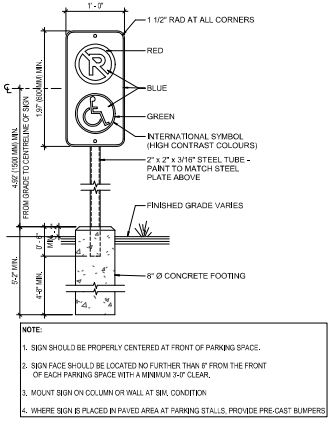
A11





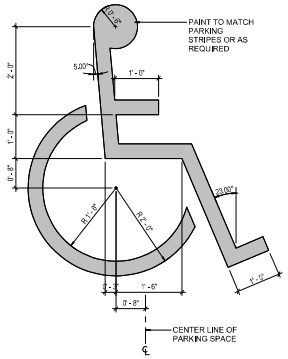
1 HC LETDOWN/CURB RAMP

SCALE: 1" = 1'-0"



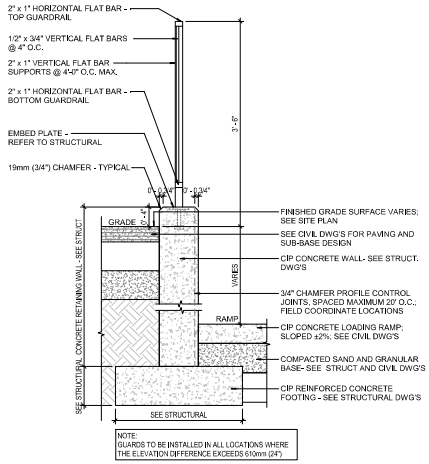
2 ACCESSIBLE POST MOUNTED SIGN

SCALE: 1" = 1'-0"



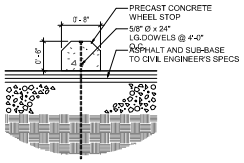
3 ACCESSIBLE PAINTED SYMBOL

SCALE: 3/4" = 1'-0"



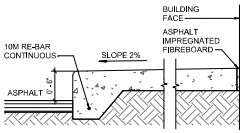
4 RETAINING WALL GUARDRAIL

SCALE: 1" = 1'-0"



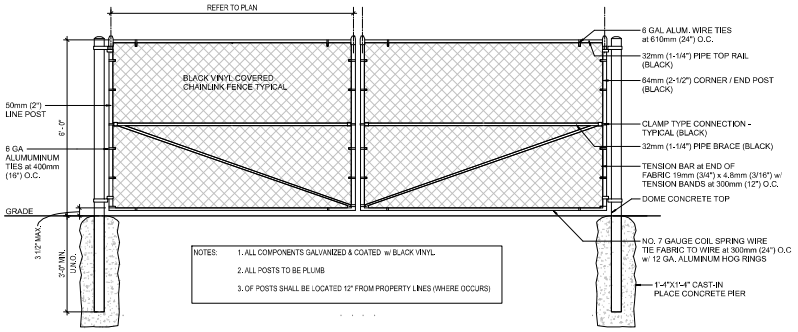
5 CONCRETE WHEEL STOP FOR VEHICLES

SCALE: 1" = 1'-0"



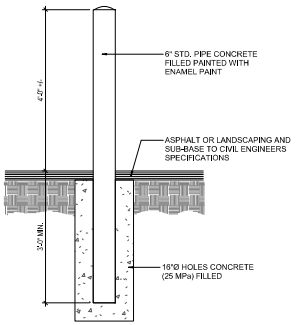
6 SIDEWALK EDGE DETAIL1

SCALE: 1" = 1'-0"



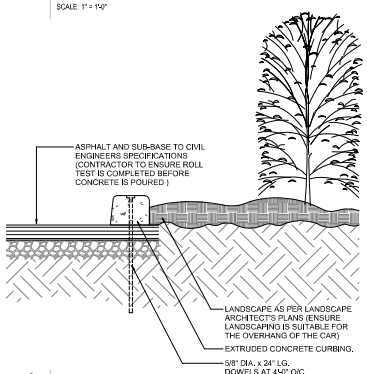
7 CHAINLINK GATE

SCALE: 1/2" = 1'-0"



8 EXTERIOR BOLLARD

SCALE: 1 1/2" = 1'-0"



9 CONC. CURB

SCALE: 1" = 1'-0"

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SITE DETAILS

SCALE: As indicated

I.2

A12



NORTH EAST VIEW [WITH TREES] - BUILDING A



NORTH EAST VIEW [WITHOUT TREES] - BUILDING A



SOUTH EAST VIEW - BUILDING A



NORTH WEST VIEW - BUILDING A

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PERSPECTIVES - BLDG A

SCALE:

I.2

A13



SOUTH EAST VIEW - BLDG B



NORTH WEST VIEW - BLDG B



NORTH EAST VIEW - BLDG B [WITH TREES]



NORTH EAST VIEW - BLDG B [TREES HIDDEN]

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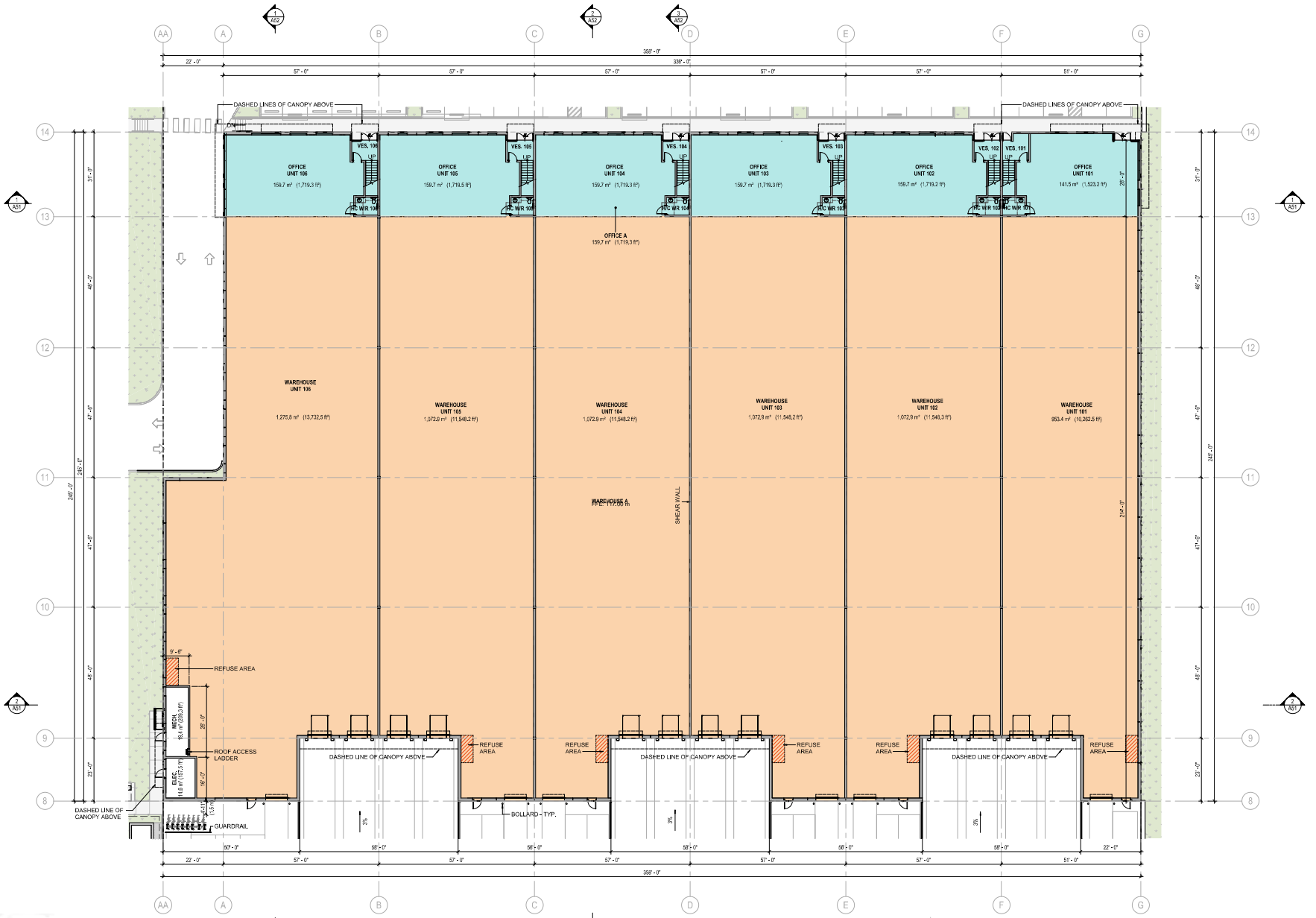
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PERSPECTIVES - BLDG B

SCALE:

I.2

A14



1 MAIN FLOOR PLAN - BUILDING A
SCALE: 1/16" = 1'-0"

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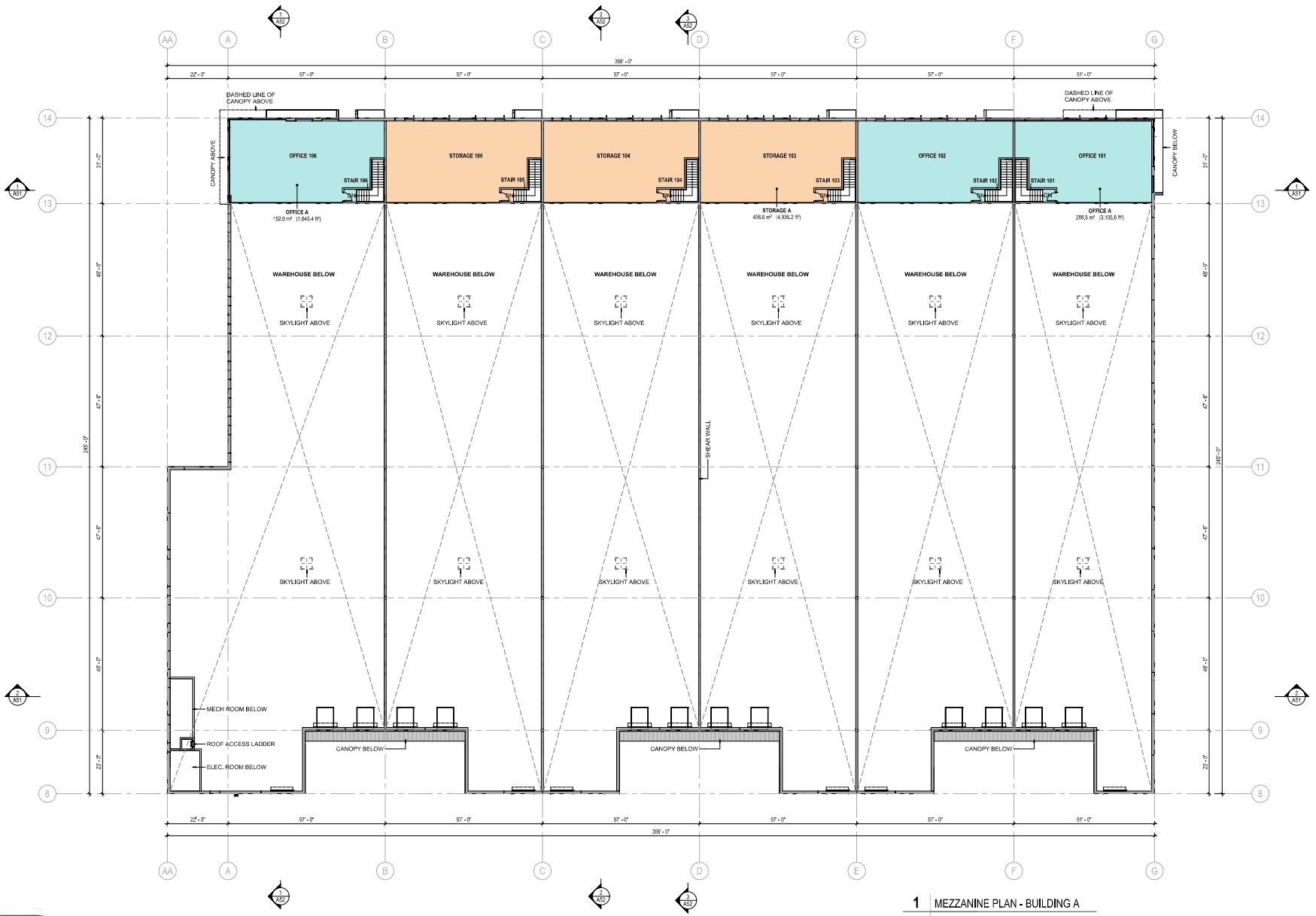
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MAIN FLOOR - BLDG A

SCALE: 1/16" = 1'-0"

A20

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1 MEZZANINE PLAN - BUILDING A

SCALE: 1/16" = 1'-0"

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B A

No.	DATE Y/M/D	DESCRIPTION
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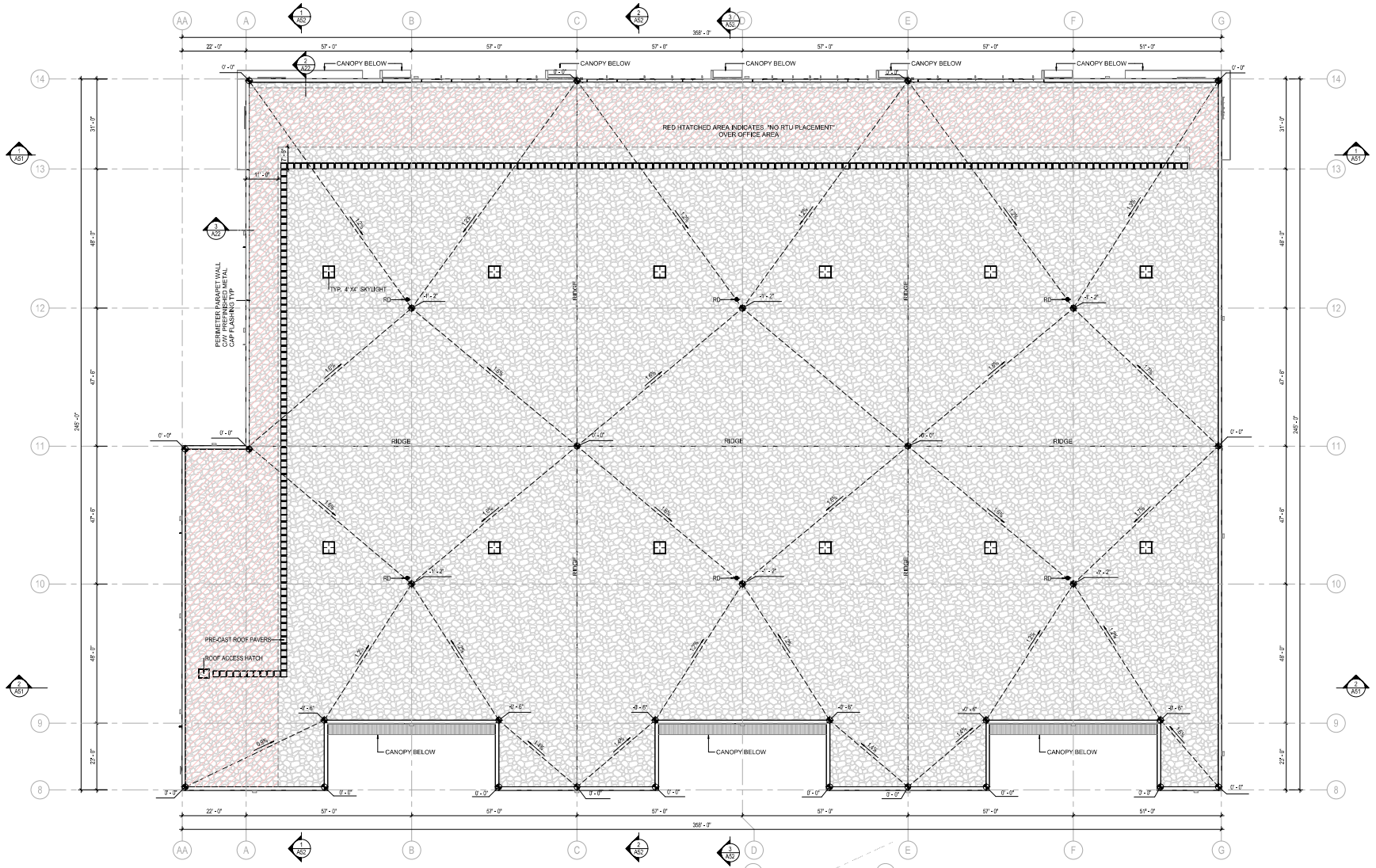
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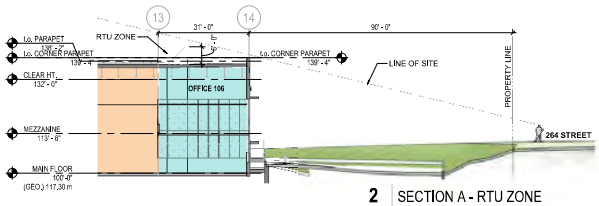
MEZZANINE PLAN - BLDG A

SCALE: 1/16" = 1'-0"

TRUE NORTH

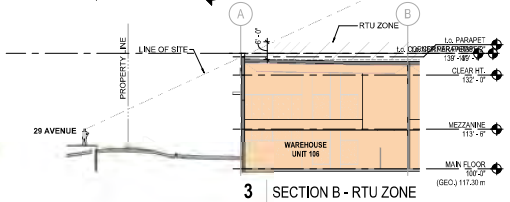
A21





2 SECTION A - RTU ZONE

SCALE: 1" = 20'-0"



3 SECTION B - RTU ZONE

SCALE: 1" = 20'-0"

1 ROOF PLAN - BUILDING A

SCALE: 1/16" = 1'-0"

B A

No.	DATE Y/M/D	DESCRIPTION
3	23/01/12	REISSUE FOR DP
2	22/11/10	REISSUE FOR DP
1	22/12/13	ISSUED FOR DP

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BEEDIE ALDERGROVE
2883 264 STREET
TOWNSHIP OF LANGLEY, BC V4W 2W4

212113-CT

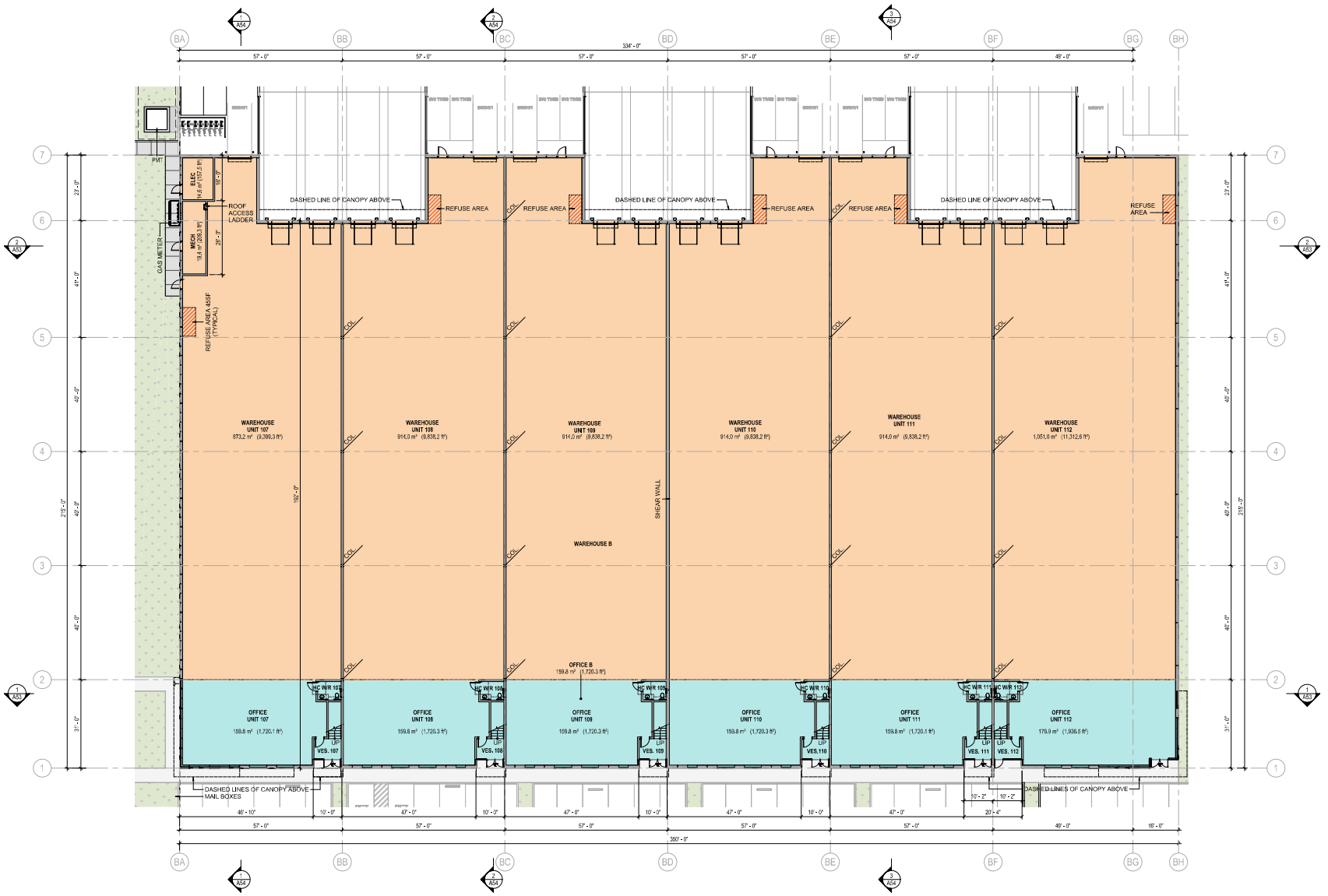
ROOF PLAN - BLDG A

SCALE: As indicated

TRUE NORTH

I.2

A22



1 MAIN FLOOR PLAN - BLDG B

SCALE: 1/16" = 1'-0"

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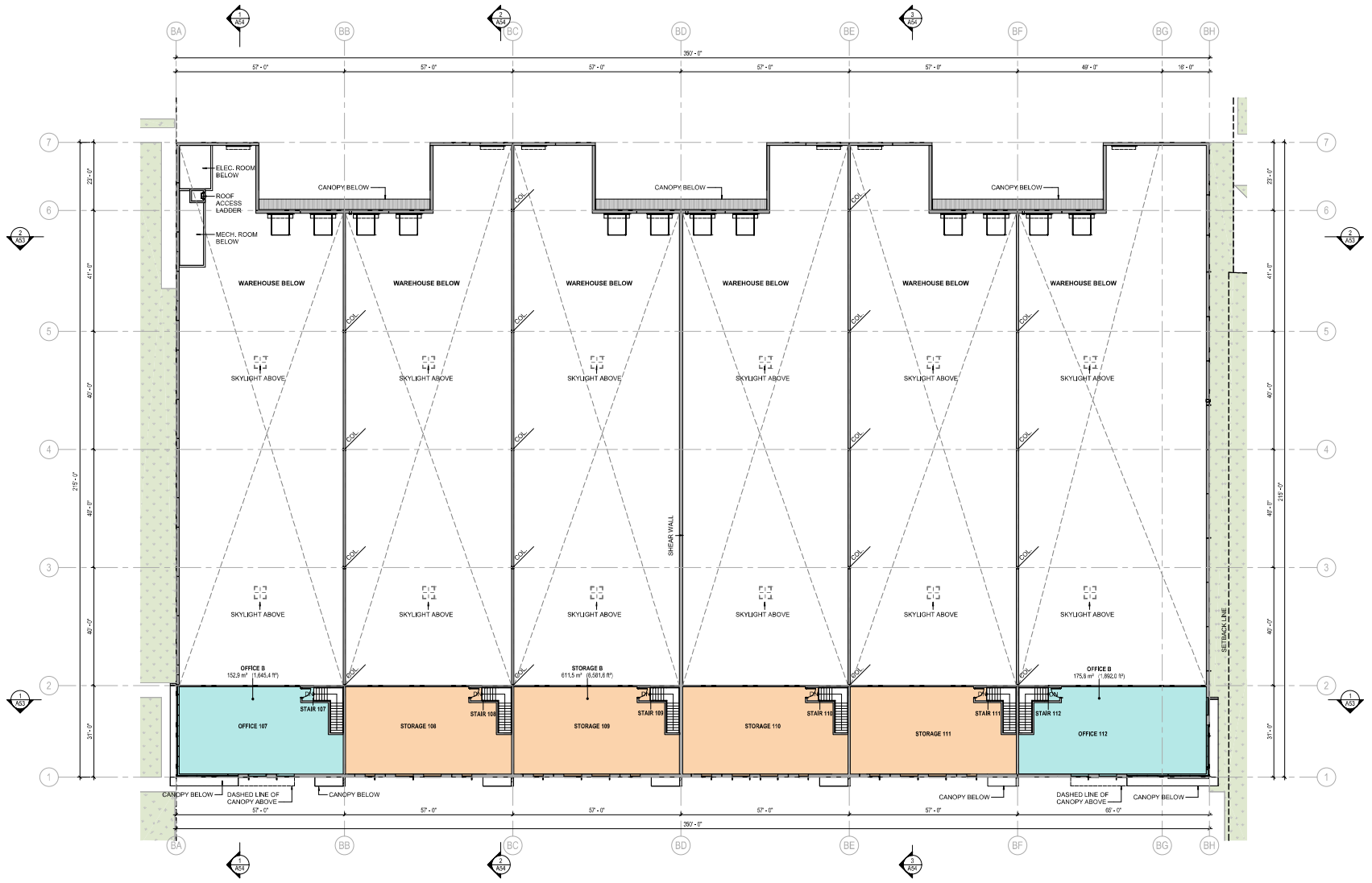
MAIN FLOOR - BLDG B

SCALE: 1/16" = 1'-0"

TRUE NORTH

I.2

A23



1 MEZZANINE PLAN- BLDG B

SCALE: 1/16" = 1'-0"

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ISSUES AND REVISIONS

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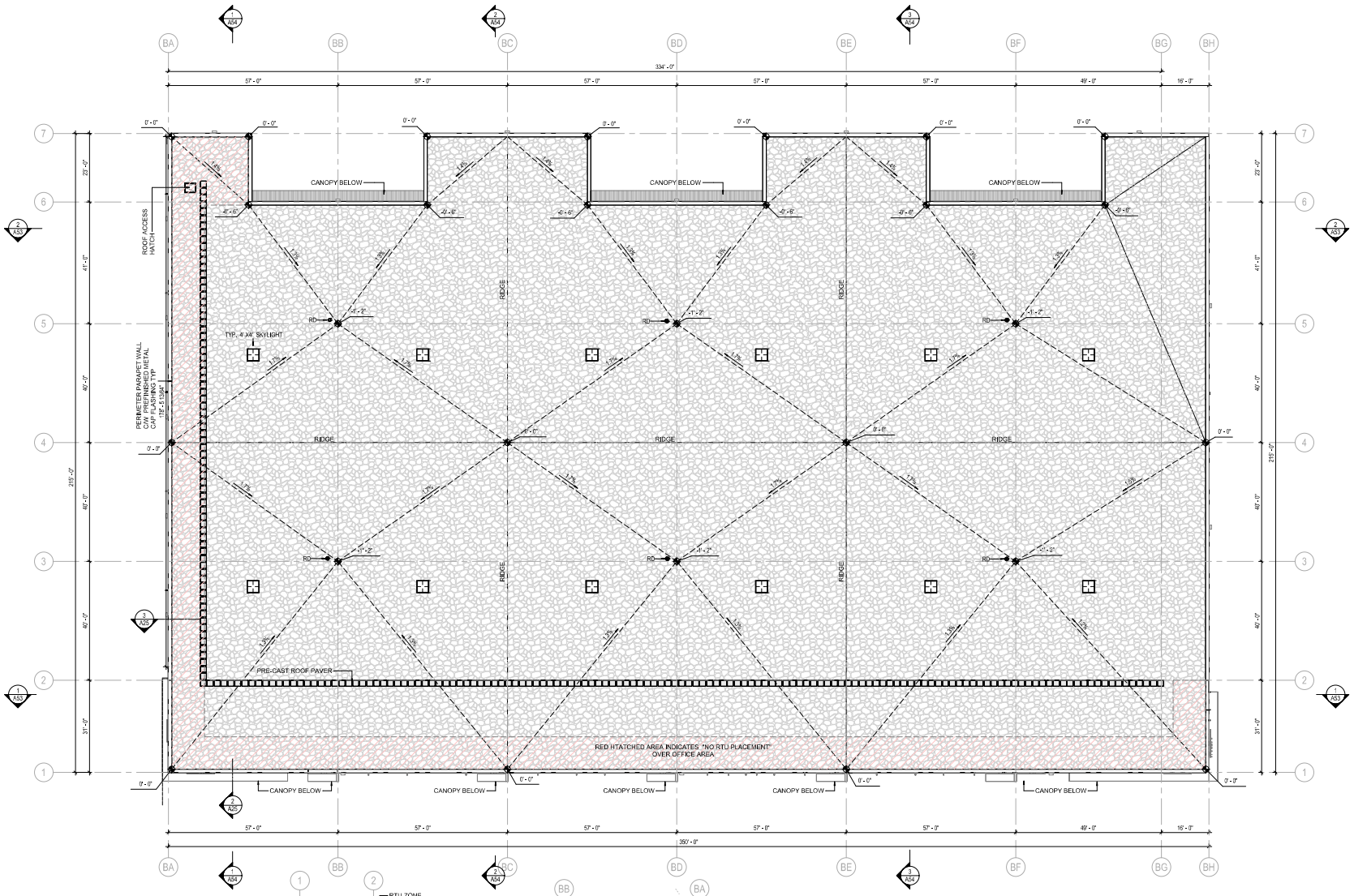
MEZZANINE PLAN - BLDG B

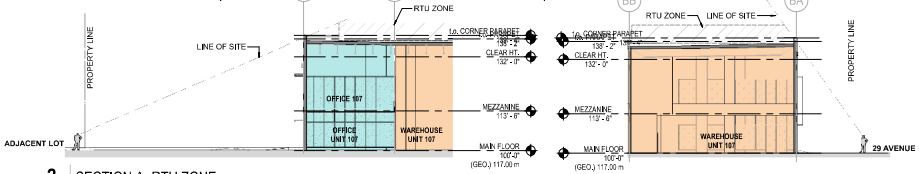
SCALE: 1/16" = 1'-0"

TRUE NORTH

I.2

A24





2 SECTION A -RTU ZONE
SCALE: 1" = 20'-0"

3 SECTION B - RTU ZONE
SCALE: 1" = 20'-0"

1 ROOF PLAN - BLDG A
SCALE: 1/16" = 1'-0"

B A

NO.	DATE YMD	DESCRIPTION
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1	2021/12/13	ISSUED FOR DP

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ROOF PLAN - BLDG B

SCALE: As indicated

TRUE NORTH

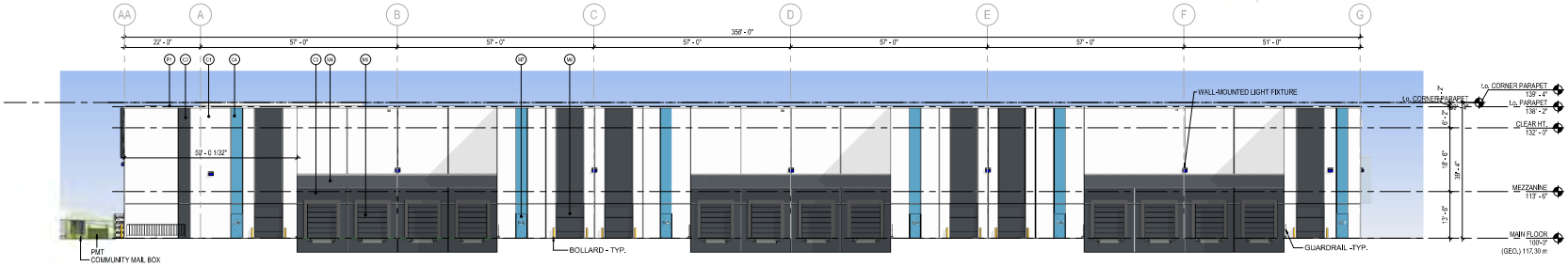
I.2

A25



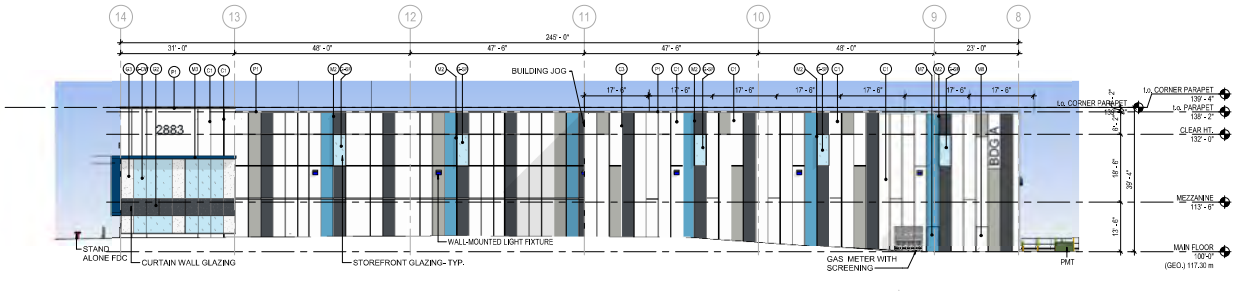
1 EAST ELEVATION - BLDG A

SCALE: 1/16" = 1'-0"



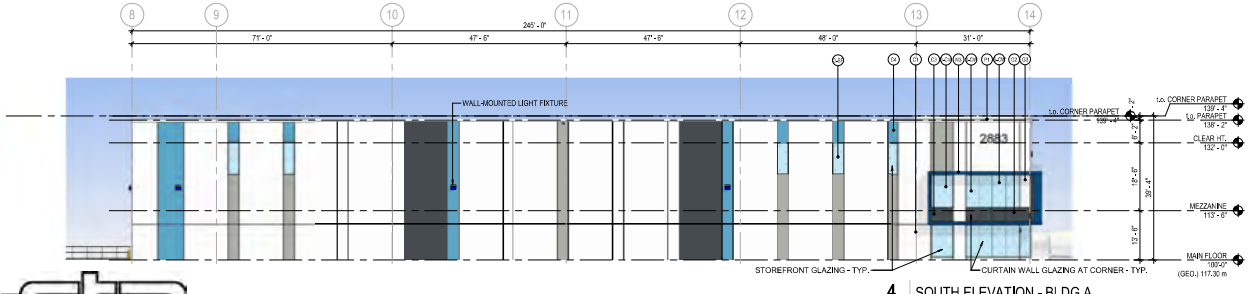
2 WEST ELEVATION - BLDG A

SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION - BLDG A

SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION - BLDG A

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

TYPE	DESCRIPTION
C1	CONCRETE TILT-UP PANEL - COLOUR WHITE
C2	CONCRETE TILT-UP PANEL - COLOUR GRAY
C3	CONCRETE TILT-UP PANEL - COLOUR DARK GRAY
C4	CONCRETE TILT-UP PANEL - COLOUR BLUE
C5	CONCRETE TILT-UP PANEL - FORM LINER FACE - COLOUR C1
G2	SPANDREL GLAZING - VITRUM ICD OPACI-COAT, COLOUR BLACK GRAY
G3	SPANDREL GLAZING - VITRUM ICD OPACI-COAT, COLOUR SANTA'S BEARD
G-CW	<varies>
G-SF	
M1	ALUMINUM MULLION - COLOUR BLACK
M2	ALUMINUM COMPOSIT PANEL - COLOUR CHARCOAL
M3	ALUMINUM COMPOSIT PANEL - COLOUR DARK BLUE
M4	STANDING SEAM METAL - COLOR MATCH C3
M6	INSULATED METAL DOOR (PAINTED FINISH) - COLOUR MATCH C3
M7	INSULATED METAL DOOR (PAINTED FINISH) - COLOR MATCH C4
M8	INSULATED METAL DOOR (PAINTED FINISH) - COLOR MATCH C1
P1	PARAPET CAP FLASHING, COLOUR TO MATCH C1

PROJECT COLOURS

C1	MAIN FIELD COLOUR:	SW 7063 | NEBULOUS WHITE
C2	FIELD ACCENT COLOUR:	SW 7066 | GRAY MATTERS
C3	FIELD ACCENT COLOUR:	SW 7076 | CYBER SPACE
C4	FIELD ACCENT COLOUR:	SW 6802 | JACARANDA
M2	ALUMINIUM COMPOSITE PANEL:	CNC CHARCOAL
M3	ALUMINIUM COMPOSITE PANEL:	CBF BLUE
FC	FORM LINER* COLOUR:	SW 7063 | NEBULOUS WHITE

TRAPEZOID 1108 3/4" DEEP 4"O.C. FORM LINER OR APROVED ALTERNATE.

PRODUCT:
MULTIPLE USES TO 10 TIMES
ABS- ACRYLONITRILR- BUTADIENE STYRENE
0.070 MIL STYKENE

MULTIPLE USES UP TO 40-50 TIMES
PE-POLYURETHANE ELASTOMER

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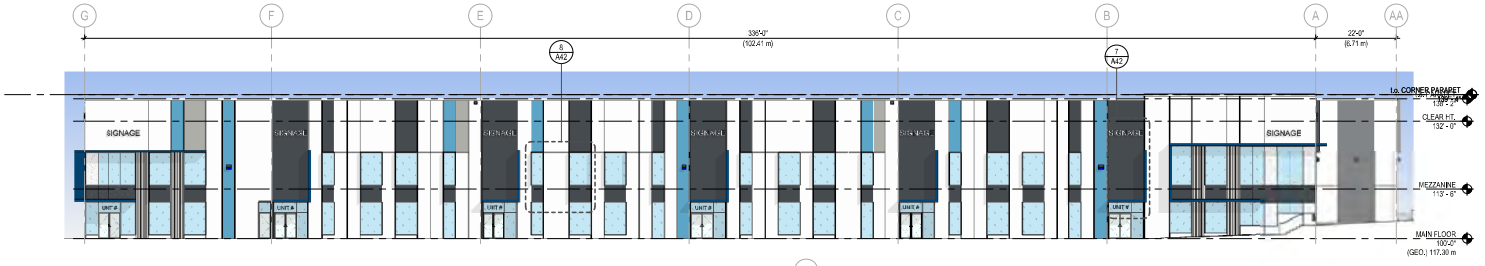
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BUILDING ELEVATIONS - BLDG A

SCALE: As indicated

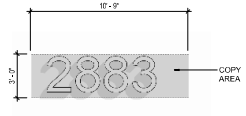
I.2

A41



1 EAST ELEVATION - SIGNAGE

SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - SIGNAGE

SCALE: 1/4" = 1'-0"

SIGNAGE BYLAW

SIGNAGE SUMMARY

1. FASCIA / PROJECTING SIGN:

ALLOWABLE:

MAX. TOTAL AREA OF SIGNS:	0.6 m² FOR EACH LINEAL METRE (2 ft² PER ft) OF BUILDING FACE WHICH THEY ARE ERECTED
EAST ELEVATION:	61.44 m²
NORTH ELEVATION:	44.80 m²
SOUTH ELEVATION:	44.80 m²

PROPOSED (EAST ELEVATION)

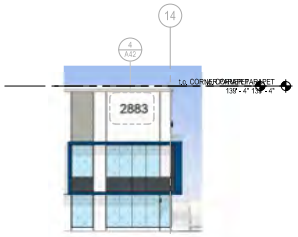
7 FASCIA SIGNS	
TOTAL AREA OF FASICA SIGNS:	15.90 m²

PROPOSED (NORTH ELEVATION):

1 FASCIA SIGN	
TOTAL AREA OF FASICA SIGN:	2.22 m²

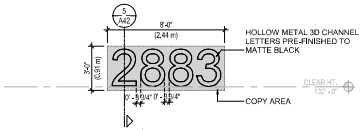
PROPOSED (SOUTH ELEVATION):

1 FASCIA SIGN	
TOTAL AREA OF FASICA SIGN:	2.22 m²



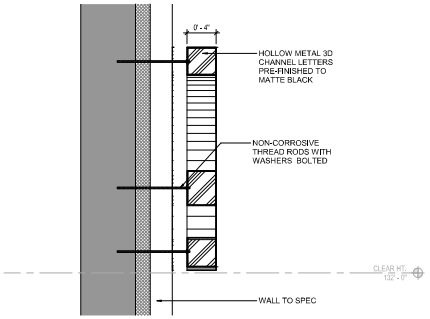
3 SOUTH ELEVATION - SIGNAGE

SCALE: 1/16" = 1'-0"



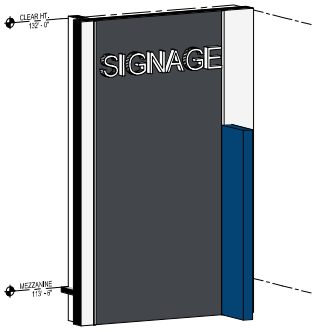
4 FASCIA SIGN - TYP.

SCALE: 1/4" = 1'-0"



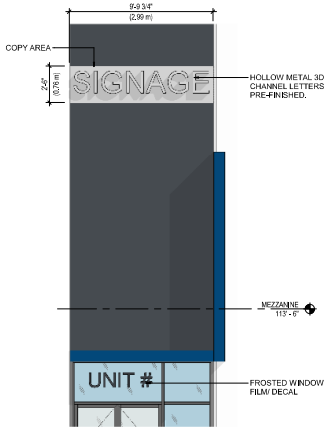
5 Typical Signage Section

SCALE: 1 1/2" = 1'-0"



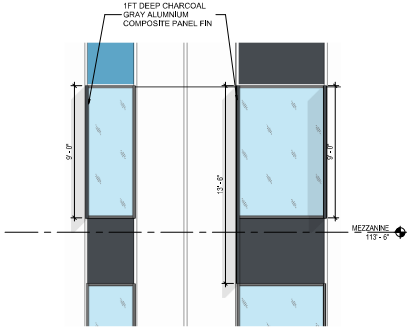
6 UNIT SIGNAGE

SCALE:



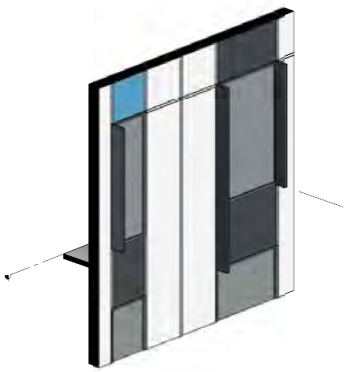
7 FASCIA SIGN - UNIT

SCALE: 1/4" = 1'-0"



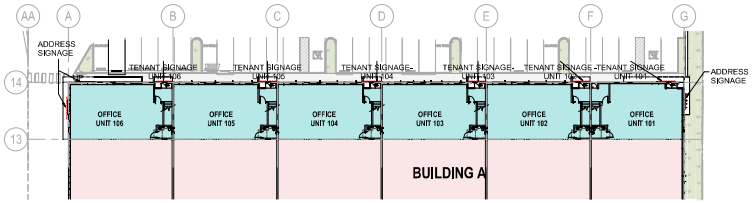
8 BLDG A- TYP WINDOW FIN

SCALE: 1/4" = 1'-0"



9 VIEW OF WINDOW FIN

SCALE:



10 SIGNAGE LOCATION - BLDG A

SCALE: 1/32" = 1'-0"

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EXTERIOR SIGNAGE - BLDG A

SCALE: As indicated

TRUE NORTH

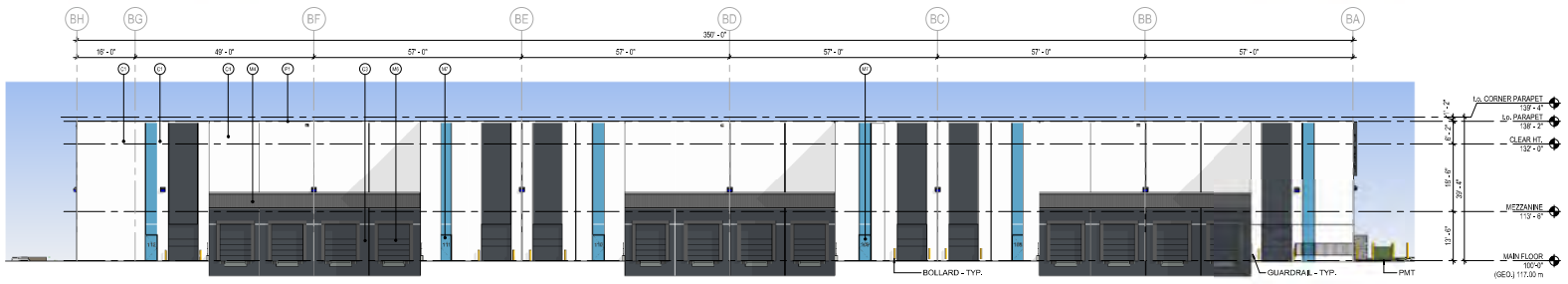
I.2

A42



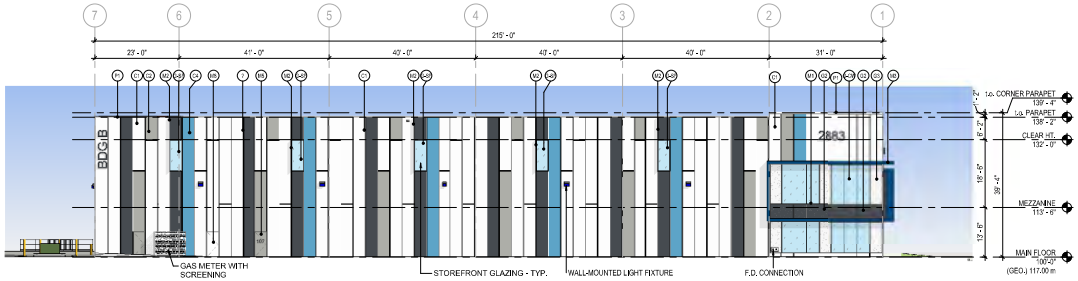
1 WEST ELEVATION - BLDG B

SCALE: 1/16" = 1'-0"



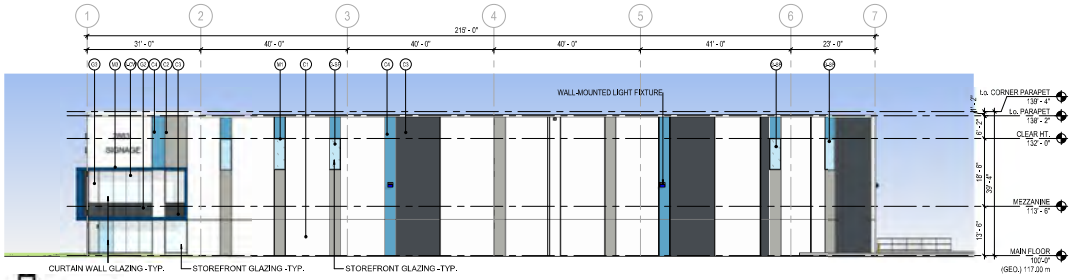
2 EAST ELEVATION - BLDG B

SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION - BLDG B

SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION -BLDG B

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

TYPE	DESCRIPTION
C1	CONCRETE TILT-UP PANEL - COLOUR WHITE
C2	CONCRETE TILT-UP PANEL - COLOUR GRAY
C3	CONCRETE TILT-UP PANEL - COLOUR DARK GRAY
C4	CONCRETE TILT-UP PANEL - COLOUR BLUE
C5	CONCRETE TILT-UP PANEL - FORM LINER FACE - COLOUR C1
G2	SPANDREL GLAZING - VITRUM ICD OPACI -COAT, COLOUR BLACK GRAY
G3	SPANDREL GLAZING - VITRUM ICD OPACI -COAT, COLOUR SANTA'S BEARD
G-CW	CURTAIN WALL GLAZING - VITRUM CLEAR
G-SF	STOREFRONT GLAZING - VITRUM CLEAR
M1	ALUMINUM MULLION - COLOUR BLACK
M2	ALUMINUM COMPOSIT PANEL - COLOUR CHARCOAL
M3	ALUMINUM COMPOSIT PANEL - COLOUR DARK BLUE
M4	STANDING SEAM METAL- COLOUR MATCH C3
M5	INSULATED METAL DOOR (PAINTED FINISH) - COLOUR MATCH C2
M6	INSULATED METAL DOOR (PAINTED FINISH) - COLOUR MATCH C3
M7	INSULATED METAL DOOR (PAINTED FINISH) - COLOUR MATCH C4
M8	INSULATED METAL DOOR (PAINTED FINISH) - COLOR MATCH C1
P1	PARAPET CAP FLASHING, COLOUR TO MATCH C1

PROJECT COLOURS

C1	MAIN FIELD COLOUR:	SW 7063 | NEBULOUS WHITE
C2	FIELD ACCENT COLOUR:	SW 7066 | GRAY MATTERS
C3	FIELD ACCENT COLOUR:	SW 7076 | CYBER SPACE
C4	FIELD ACCENT COLOUR:	SW 6802 | JACARANDA
M2	ALUMINIUM COMPOSITE PANEL:	CNC CHARCOAL
M3	ALUMINIUM COMPOSITE PANEL:	CBF BLUE
FC	FORM LINER* COLOUR:	SW 7063 | NEBULOUS WHITE

TRAPEZOID 1108 3/4" DEEP 4"O.C. FORM LINER OR APROVED ALTERNATE.

PRODUCT:
MULTIPLE USES TO 10 TIMES
ABS- ACRYLONITRILR- BUTADIENE STYRENE
0.070 MIL STYRENE

MULTIPLE USES UP TO 40-50 TIMES
PE-POLYURETHANE ELASTOMER

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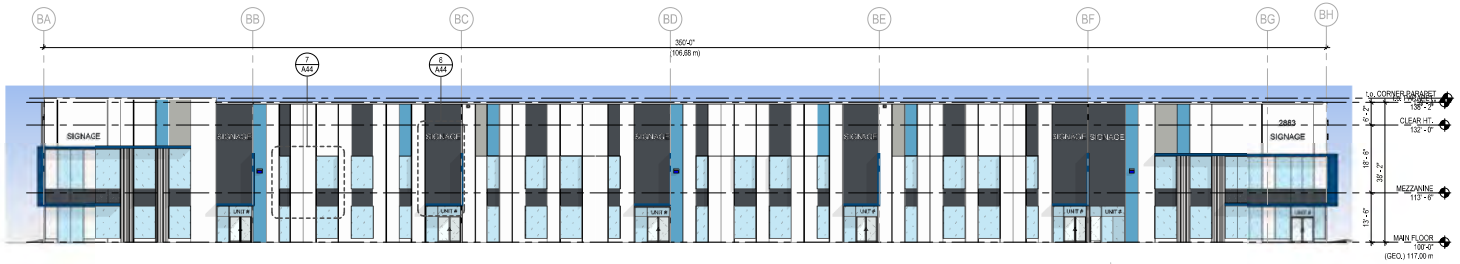
212113-CT

BUILDING ELEVATIONS - BLDG B

SCALE: As indicated

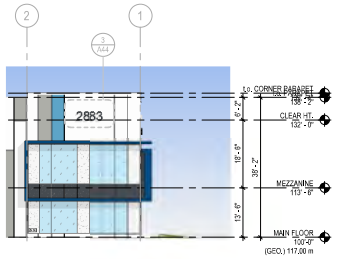
I.2

A43



1 WEST ELEVATION - SIGNAGE

SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION - SIGNAGE

SCALE: 1/16" = 1'-0"

SIGNAGE BYLAW

SIGNAGE SUMMARY

1- FASCIA / PROJECTING SIGN:

ALLOWABLE:

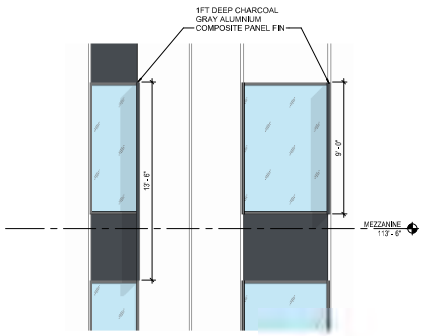
MAX. TOTAL AREA OF SIGNS:	0.6 m² FOR EACH LINEAL METRE (2 ft² PER ft) OF BUILDING FACE WHICH THEY ARE ERECTED
WEST ELEVATION:	64.00 m²
NORTH ELEVATION:	39.31 m²
SOUTH ELEVATION:	39.31 m²

PROPOSED (EAST ELEVATION):

6 FASCIA SIGNS TOTAL AREA OF FASICA SIGNS:	13.68 m²

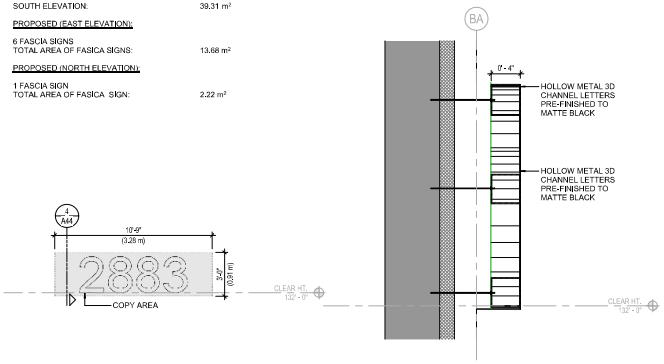
PROPOSED (NORTH ELEVATION):

1 FASCIA SIGN TOTAL AREA OF FASICA SIGN:	2.22 m²



7 BLDG B- TYP WINDOW FIN

SCALE: 1/4" = 1'-0"

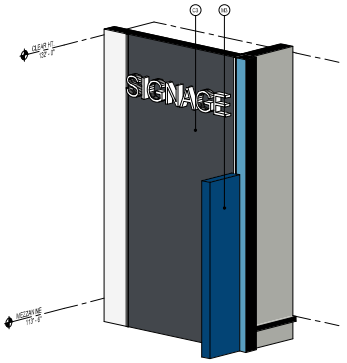


3 FASCIA SIGN - TYP.

SCALE: 1/4" = 1'-0"

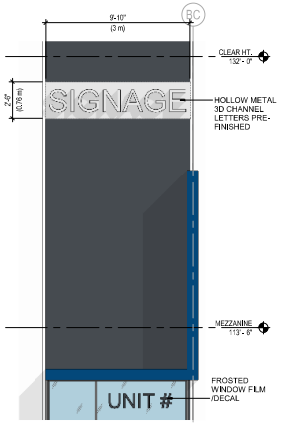
4 TYPICAL SIGNAGE SECTION

SCALE: 1 1/2" = 1'-0"



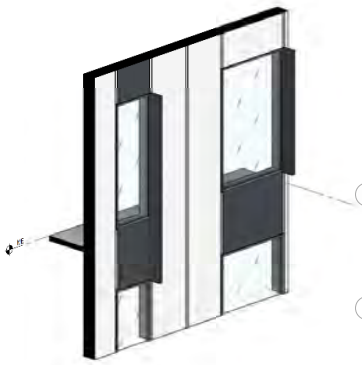
5 UNIT SIGNAGE

SCALE:



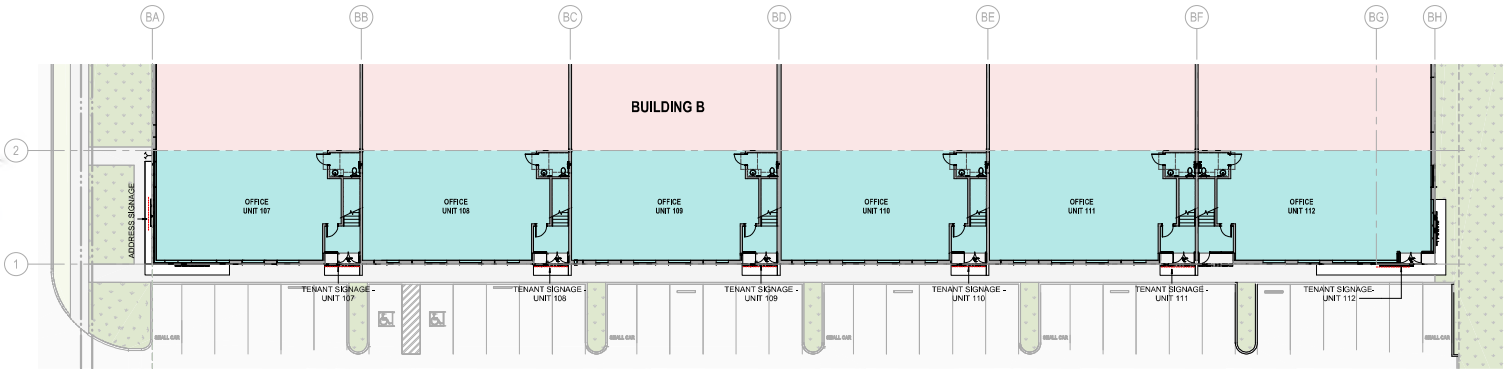
6 FASCIA SIGN - UNIT

SCALE: 1/4" = 1'-0"



8 VIEW OF FIN

SCALE:



9 SIGNAGE LOCATION - BLDG A

SCALE: 1/16" = 1'-0"

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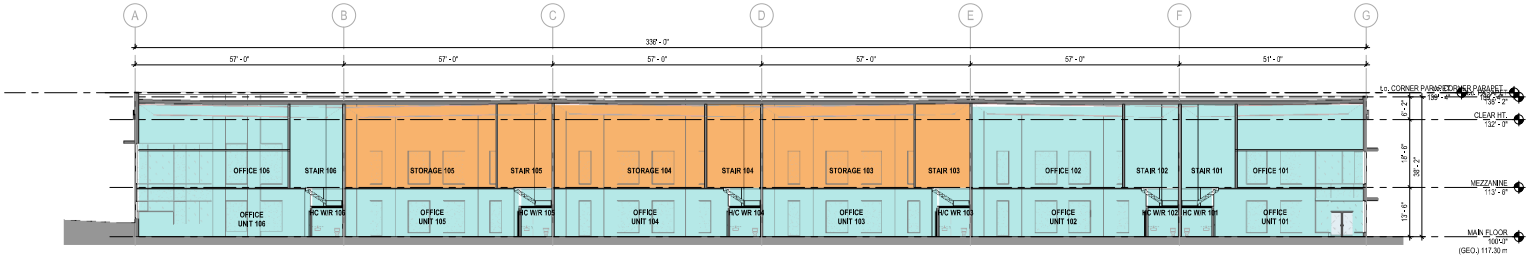
212113-CT

EXTERIOR SIGNAGE - BLDG B

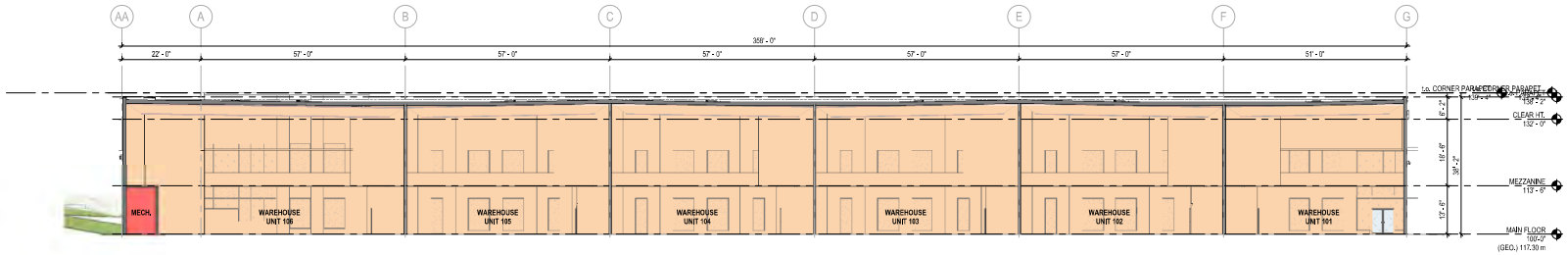
SCALE: As indicated

I.2

A44



1 | SECTION 1 - BLDG A
A20 | SCALE: 1/16" = 1'-0"



2 | SECTION 2 - BLDG A
A20 | SCALE: 1/16" = 1'-0"

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NO.	DATE Y/M/D	DESCRIPTION
3	23/01/12	REISSUE FOR DP
2	22/11/10	REISSUE FOR DP
1	2021/12/13	ISSUED FOR DP

ISSUES AND REVISIONS

BEEDIE ALDERGROVE
2883 264 STREET
TOWNSHIP OF LANGLEY, BC V4W 2W4

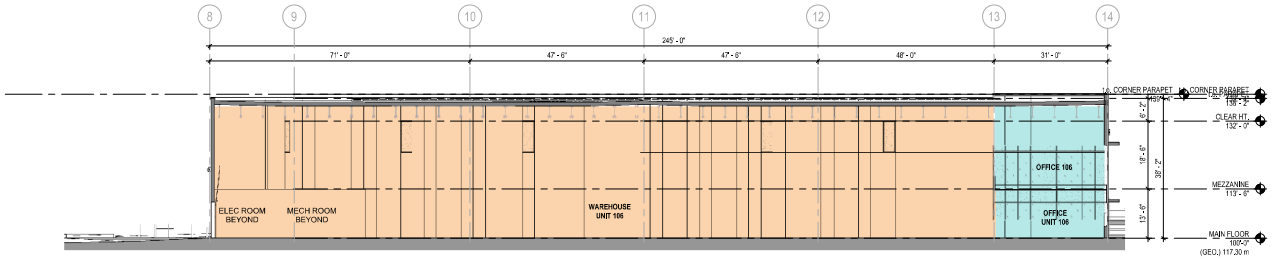
212113-CT

BUILDING SECTIONS - BLDG A

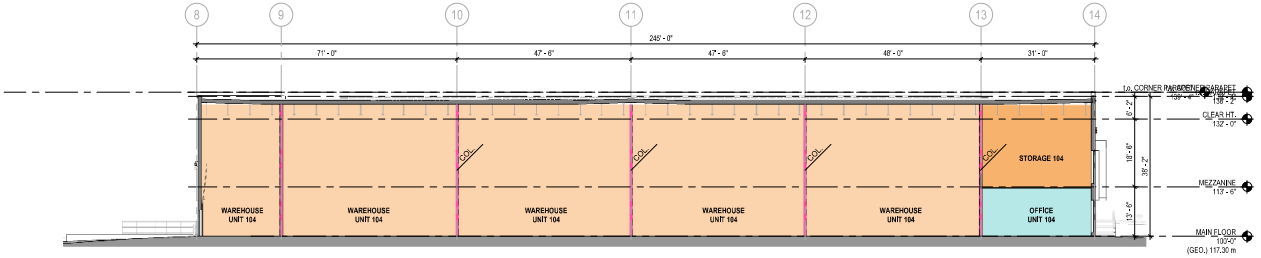
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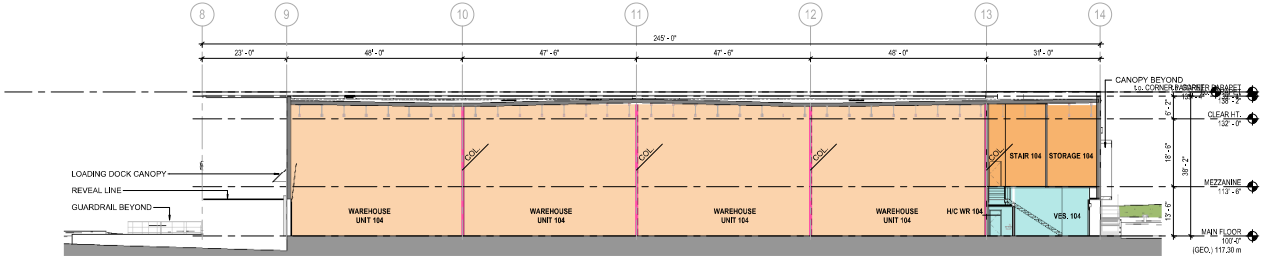
A51



1 SECTION 3 - BLDG A
A20 SCALE: 1/16" = 1'-0"



2 SECTION 4 - BLDG A
A20 SCALE: 1/16" = 1'-0"



3 SECTION 5 - BLDG A
A20 SCALE: 1/16" = 1'-0"

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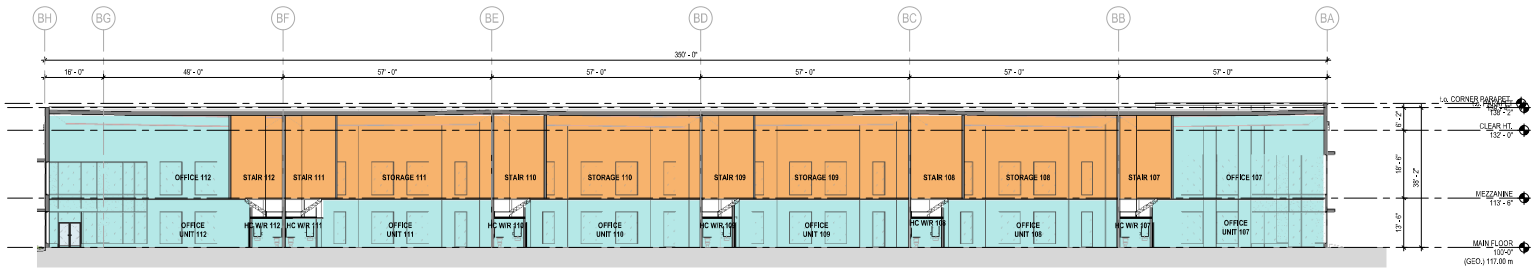
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ISSUES AND REVISIONS

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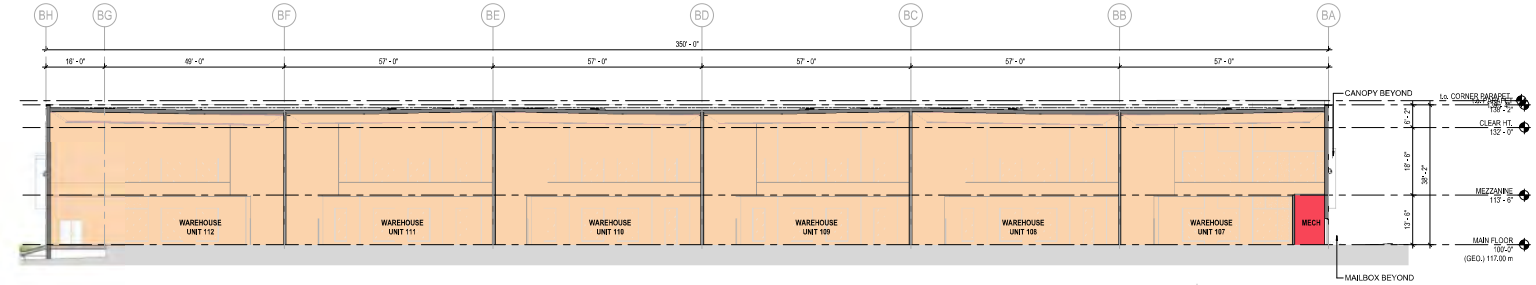
212113-CT | BUILDING SECTIONS - BLDG A
SCALE: 1/16" = 1'-0"

I.2
A52



1 SECTION 1 - BLDG B

SCALE: 1/16" = 1'-0"



2 SECTION 2 - BLDG B

SCALE: 1/16" = 1'-0"

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3	2023/01/12	REISSUED FOR DP
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1	2021/12/13	ISSUED FOR DP

ISSUES AND REVISIONS

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TOWNSHIP OF LANGLEY, BC V4W 2W4

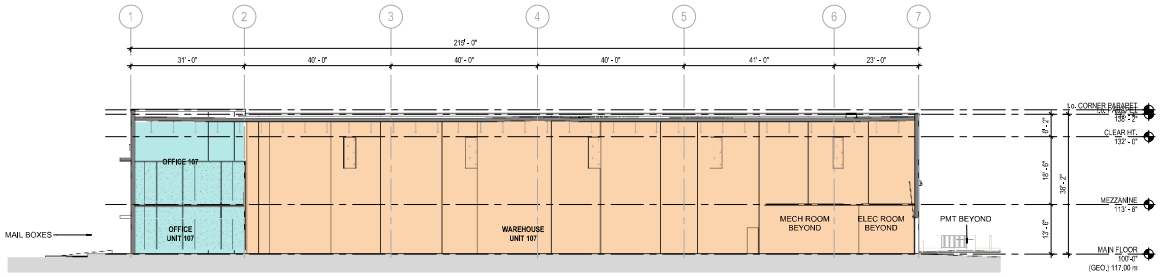
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BUILDING SECTIONS - BLDG B

SCALE: 1/16" = 1'-0"

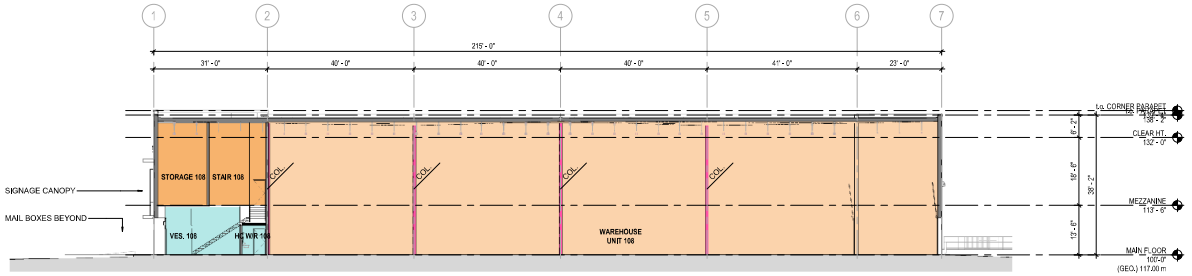
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A53



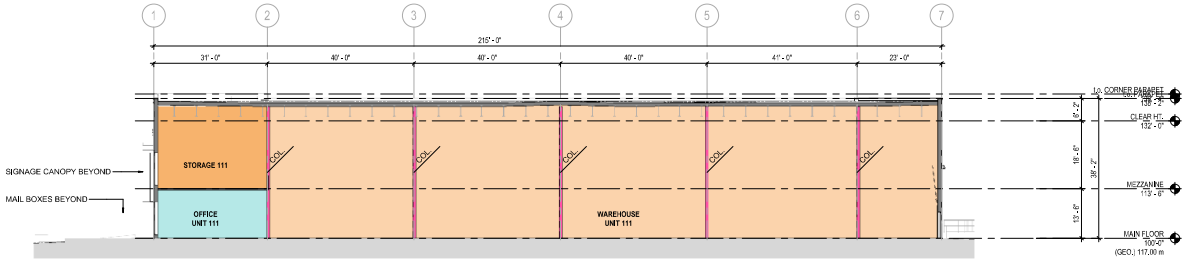
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SCALE: 1/16" = 1'-0"



2 SECTION 4 - BLDG B

SCALE: 1/16" = 1'-0"



3 SECTION 5 - BLDG B

SCALE: 1/16" = 1'-0"

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ISSUES AND REVISIONS

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BUILDING SECTIONS - BLDG B

SCALE: 1/16" = 1'-0"

I.2

A54



LANDSCAPE CALCULATIONS AND NOTES:

Site area

6.66 acres

Total landscaped area

0.6 acres

Trees required

30 per acre
6.66x30=200

Trees provided

Deciduous: 85
Conifer: 38
Total: 93
Street: 19

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	32	Ginkgo biloba 'PNI 2720' PRINCETON SENTRY	Princeton Sentry Ginkgo	6cm cal.	As per plan	W.B.
	12	Acer x freemanii	Freeman maple	6cm cal.	As per plan	W.B.
	23	Populus tremuloides	Trembling aspen	6cm cal.	As per plan	W.B.
	7	Fraxinus pennsylvanica 'Marshall'	Marshall's ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	24	Abies koreana	Korean fir	2.5m Ht.	As per plan	W.B.
	14	× Cupocyparis leylandii	Leyland cypress	2.5m Ht.	As per plan	W.B.
SHRUBS						
	96	Hydrangea serrata 'Bem-Gaku'	'Bem-Gaku' mountain hydrangea	60cm	120cm O.C.	#3 Pot
	66	Symphoricarpos albus	Snowberry	30cm	90cm O.C.	#2 Pot
	212	Amelanchier alnifolia var. pumila	Saskatoon berry	30cm	90cm O.C.	#2 Pot
	58	Brachyglottis sunshine	Brachyglottis	45cm	90cm O.C.	#2 Pot
	132	Thuja occidentalis 'Smaragd'	American arborvitae	60cm	As per plan	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	207	Thymus serphyllum 'Pink Chintz'	'Pink Chintz' thyme	1 Gallon	45cm O.C.	#1 Pot
	628	Fragaria virginiana	Scarlet strawberry	1 Gallon	45cm O.C.	#1 Pot

LEGEND

- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- EXISTING TREE TO REMAIN
- TURF GRASS
- PROPERTY LINE
- STRUCTURAL SOIL

NO.	DATE (y/m/d)	DESCRIPTION
4	22/11/09	ISSUED FOR DP
3	22/11/05	ISSUED FOR COORDINATION
2	21/09/11	ISSUED FOR REVIEW
1	21/09/10	ISSUED FOR REVIEW

ISSUES & REVISIONS:

SEAL:

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PROJECT NAME:

ALDERWOOD BUSINESS CENTRE

PROJECT ADDRESS:

2883 264 STREET
TOWNSHIP OF LANGLEY, BC

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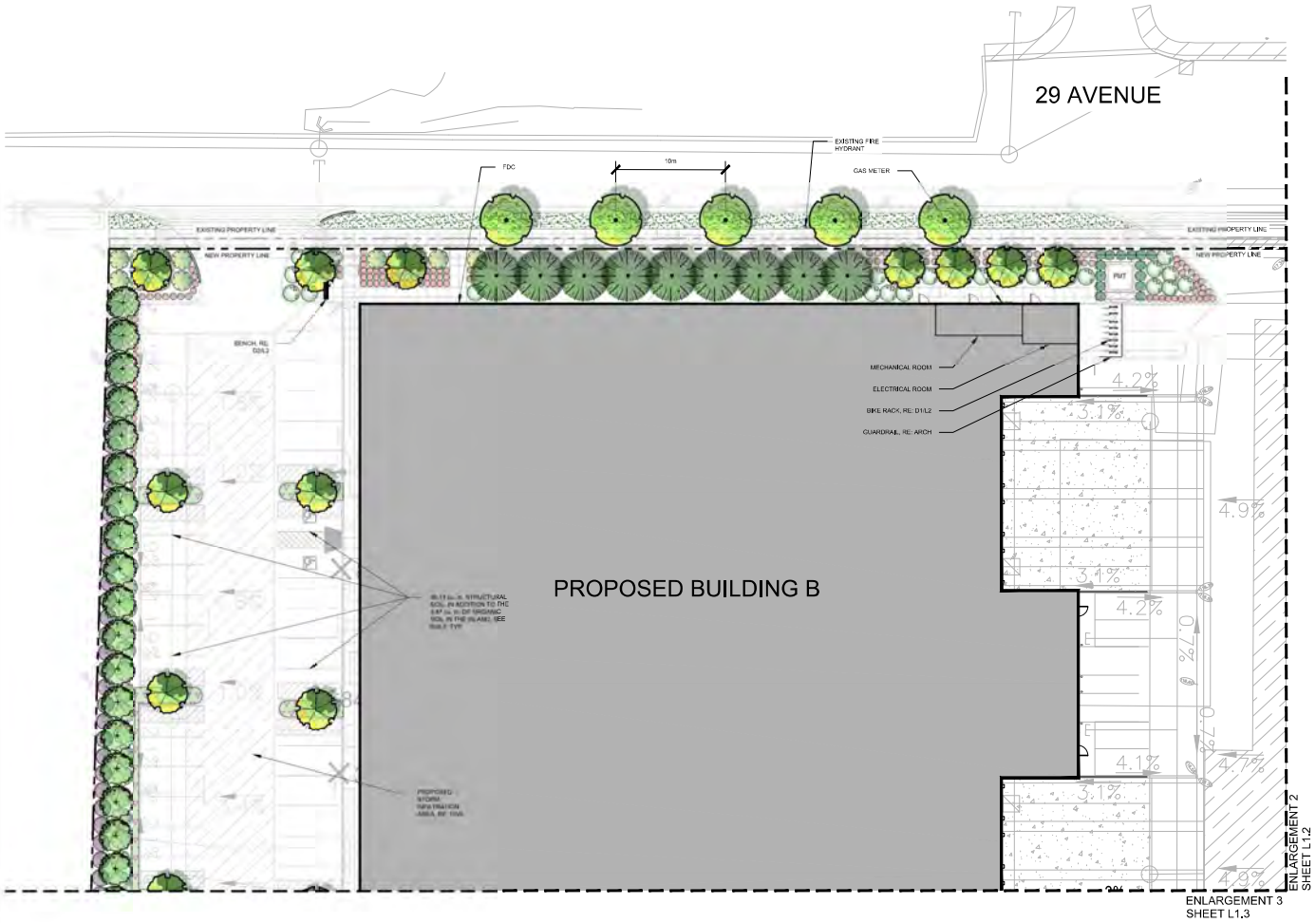
LANDSCAPE PLAN

SCALE: 1:200
DRAWN: MK
CHECKED:
PROJECT NO: 2022

DRAWING NO: L1

SCHEDULE B I.2

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PLANT LIST

KEY	QTY.		BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES							
	32		Ginkgo biloba 'PNI 2720' PRINCETON SENTRY	Princeton Sentry Ginkgo	6cm cal.	As per plan	W.B.
	13		Acer x freemanii	Freeman maple	6cm cal.	As per plan	W.B.
	23		Populus tremuloides	Trembling aspen	6cm cal.	As per plan	W.B.
	1		Fraxinus pennsylvanica 'Marshall'	Marshall's ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES							
	28		Abies koreana	Korean fir	2.5m ht.	As per plan	W.B.
	14		x Cupressocyparis leylandii	Leyland cypress	2.5m ht.	As per plan	W.B.
SHRUBS							
	36		Hydrangea serrata 'Beni-Gaku'	'Beni-Gaku' mountain hydrangea	60cm	120cm O.C.	#3 Pot
	86		Symphoricarpos albus	Snowberry	30cm	90cm O.C.	#2 Pot
	212		Amelanchier alnifolia var. pumila	Saskatoon berry	30cm	90cm O.C.	#2 Pot
	59		Brachyglottis sunshine	Brachyglottis	45cm	90cm O.C.	#2 Pot
	132		Thuja occidentalis 'Smaragd'	American arborvitae	60cm	As per plan	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES							
	287		Thymus serphyllum 'Pink Chintz'	'Pink Chintz' thyme	1 Gallon	45cm O.C.	#1 Pot
	226		Fragaria virginiana	Scarlet strawberry	1 Gallon	45cm O.C.	#1 Pot

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VANCOUVER OFFICE
110-2520 VIRTUAL WAY VANCOUVER, BC V5R 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com
KD Planning & Design LTD

LEGEND

- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- EXISTING TREE TO REMAIN
- TURF GRASS
- PROPERTY LINE
- STRUCTURAL SOIL

NO.	DATE (y/m/d)	DESCRIPTION
4	22/11/09	ISSUED FOR DP
3	22/11/08	ISSUED FOR COORDINATION
2	21/09/11	ISSUED FOR REVIEW
1	21/08/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

SEAL:

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PROJECT NAME:

ALDERWOOD BUSINESS CENTRE

PROJECT ADDRESS:

2883 264 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN
ENLARGEMENT

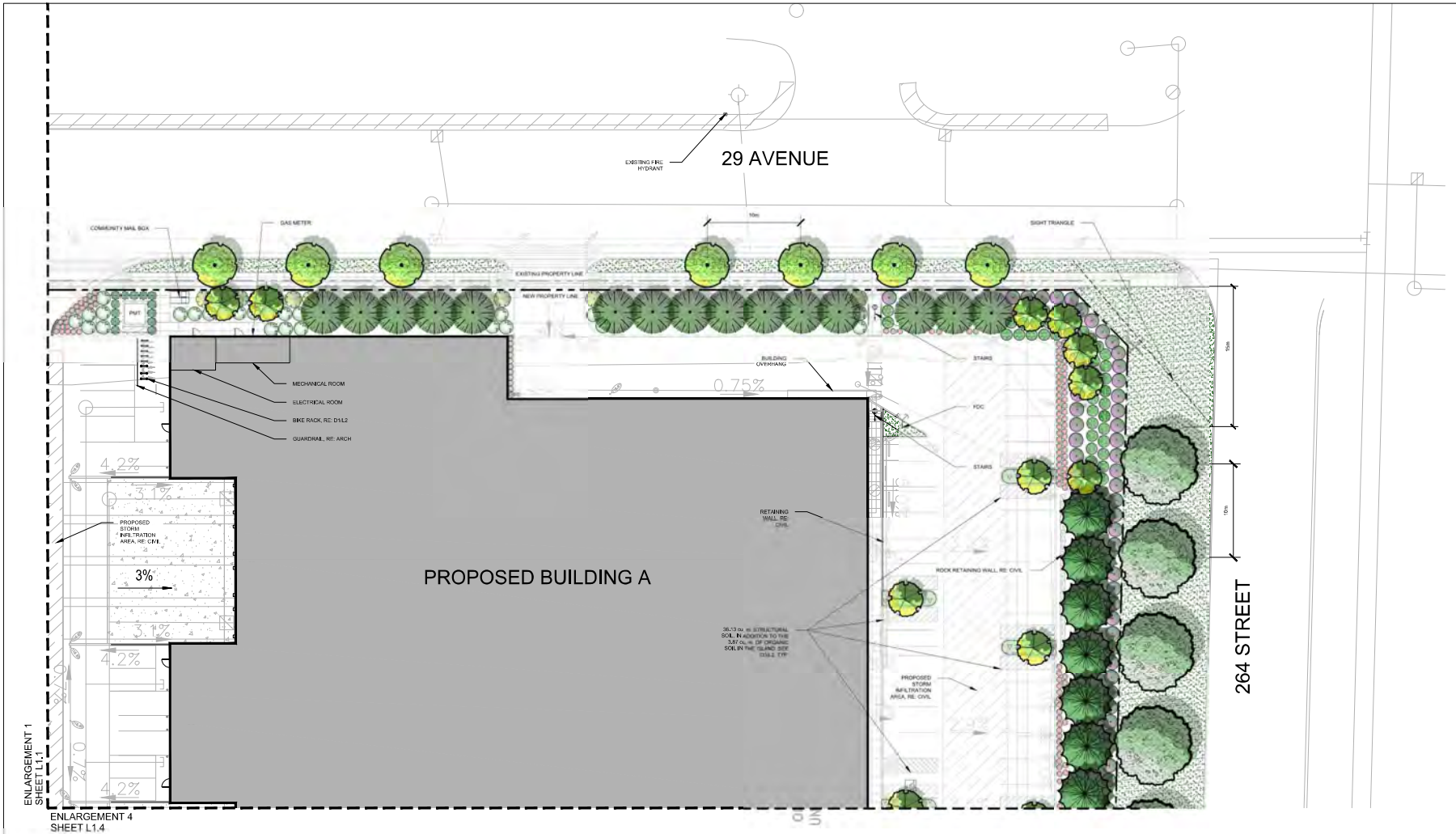
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CHECKED:	JT
PROJECT NO:	210622

DRAWING NO:

L1.1

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	32	Ginkgo biloba 'PNI 2720' PRINCETON SENTRY	Princeton Sentry Ginkgo	6cm cal.	As per plan	W.B.
	13	Acer x freemanii	Freeman maple	6cm cal.	As per plan	W.B.
	23	Populus tremuloides	Trembling aspen	6cm cal.	As per plan	W.B.
	1	Fraxinus pennsylvanica 'Marshall'	Marshall's ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	28	Abies koreana	Korean fir	2.5m ht.	As per plan	W.B.
	14	x Cupressocyparis leylandii	Leyland cypress	2.5m ht.	As per plan	W.B.
	36	Hydrangea serrata 'Beni-Gaku'	'Beni-Gaku' mountain hydrangea	60cm	120cm O.C.	#3 Pot
	86	Symphoricarpos albus	Snowberry	30cm	90cm O.C.	#2 Pot
	212	Arctostaphylos uva-ursi var. pumila	Saskatoon berry	30cm	90cm O.C.	#2 Pot
	59	Rhamnus purshiana	Brachyglottis	45cm	90cm O.C.	#2 Pot
	132	Thuja occidentalis 'Smaragd'	American arborvitae	60cm	As per plan	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	287	Thymus serpyllum 'Pink Chintz'	'Pink Chintz' thyme	1 Gallon	45cm O.C.	#1 Pot
	226	Fragaria virginiana	Scarlet strawberry	1 Gallon	45cm O.C.	#1 Pot

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KD Planning & Design LTD

LEGEND

- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- EXISTING TREE TO REMAIN
- TURF GRASS
- PROPERTY LINE
- STRUCTURAL SOIL

NO.	DATE (y/m/d)	DESCRIPTION
4	22/11/09	ISSUED FOR DP
3	22/11/08	ISSUED FOR COORDINATION
2	21/09/11	ISSUED FOR REVIEW
1	21/08/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

SEAL:

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PROJECT NAME:

ALDERWOOD BUSINESS CENTRE

PROJECT ADDRESS:

2883 264 STREET
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DRAWING TITLE:

LANDSCAPE PLAN
ENLARGEMENT

SCALE:	1:200
DRAWN:	RMK
CHECKED:	JT
PROJECT NO:	210622

DRAWING NO:

L1.2

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	32	Ginkgo biloba 'PNI 2720' PRINCETON SENTRY	Princeton Sentry Ginkgo	6cm cal.	As per plan	W.B.
	12	Acer x freemanii	Freeman maple	6cm cal.	As per plan	W.B.
	23	Populus tremuloides	Trembling aspen	6cm cal.	As per plan	W.B.
	7	Fraxinus pennsylvanica 'Marshall'	Marshall's ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	28	Abies koreana	Korean fir	2.5m ht.	As per plan	W.B.
	14	x Cupressocyparis leylandii	Leyland cypress	2.5m ht.	As per plan	W.B.
	36	Hydrangea serrata 'Beni-Gaku'	'Beni-Gaku' mountain hydrangea	60cm	120cm O.C.	#3 Pot
	86	Symphoricarpos albus	Snowberry	30cm	90cm O.C.	#2 Pot
	212	Arctostaphylos uva-ursi var. pumila	Saskatoon berry	30cm	90cm O.C.	#2 Pot
	59	Brachyglottis 'Sunshine'	Brachyglottis	45cm	90cm O.C.	#2 Pot
	132	Thuja occidentalis 'Smaragd'	American arborvitae	60cm	As per plan	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	287	Thymus serpyllum 'Pink Chintz'	'Pink Chintz' thyme	1 Gallon	45cm O.C.	#1 Pot
	226	Fragaria virginiana	Scarlet strawberry	1 Gallon	45cm O.C.	#1 Pot

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LEGEND

- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- EXISTING TREE TO REMAIN
- TURF GRASS
- PROPERTY LINE
- STRUCTURAL SOIL

4	22/11/09	ISSUED FOR DP
	22/11/08	ISSUED FOR COORDINATION
	21/05/19	ISSUED FOR REVIEW
	21/09/10	ISSUED FOR REVIEW
(n/a)	(n/a)	DESCRIPTION:
		ISIONS:

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PROJECT NAME:

ALDERWOOD BUSINESS CENTRE

PROJECT ADDRESS:

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TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN ENLARGEMENT

SCALE:	1:200
DRAWN:	RMK
CHECKED:	JT
PROJECT NO:	210622

DRAWING NO:

L1.3

I.2

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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	32	Ginkgo biloba 'PNI 2720' PRINCETON SENTRY	Princeton Sentry Ginkgo	6cm cal.	As per plan	W.B.
	12	Acer x freemanii	Freeman maple	6cm cal.	As per plan	W.B.
	23	Populus tremuloides	Trembling aspen	6cm cal.	As per plan	W.B.
	7	Fraxinus pennsylvanica 'Marshall'	Marshall's ash	6cm cal.	As per plan	W.B.
CONIFEROUS TREES						
	24	Abies koreana	Korean fir	2.5m ht.	As per plan	W.B.
	14	x Cupressocyparis leylandii	Leyland cypress	2.5m ht.	As per plan	W.B.
	36	Hydrangea serrata 'Beni-Gaku'	'Beni-Gaku' mountain hydrangea	60cm	120cm O.C.	#3 Pot
	86	Symphoricarpos albus	Snowberry	30cm	90cm O.C.	#2 Pot
	212	Amelanchier alnifolia var. pumila	Saskatoon berry	30cm	90cm O.C.	#2 Pot
	59	Rhachyglottis sunshine	Brachyglottis	45cm	90cm O.C.	#2 Pot
	132	Thuja occidentalis 'Smaragd'	American arborvitae	60cm	As per plan	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	287	Thymus serpyllum 'Pink Chintz'	'Pink Chintz' thyme	1 Gallon	45cm O.C.	#1 Pot
	226	Fragaria virginiana	Scarlet strawberry	1 Gallon	45cm O.C.	#1 Pot

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LEGEND

- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- EXISTING TREE TO REMAIN
- TURF GRASS
- PROPERTY LINE
- STRUCTURAL SOIL

NO.	DATE (y/m/d)	DESCRIPTION
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ISSUES & REVISIONS:

SEAL:

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PROJECT NAME:
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PROJECT ADDRESS:
2883 264 STREET
TOWNSHIP OF LANGLEY, BC

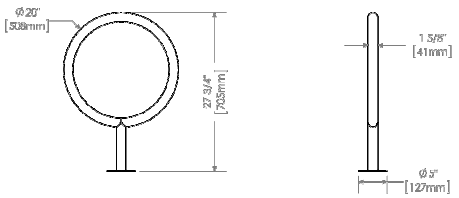
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CHECKED:	JT
PROJECT NO:	210622

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L1.4

I.2

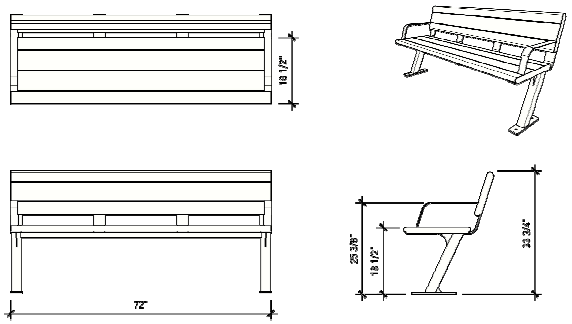
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D1 BIKE RACK N.T.S.

MANUFACTURER: MAGLIN
MODEL: MBR-2150-00002 150 BIKE RACK, SURFACE MOUNT
COLOUR: TURQUOISE
QUANTITY: 16

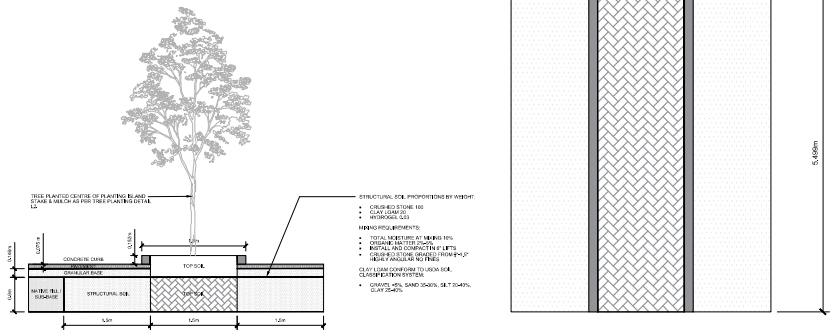
OR APPROVED EQUAL



D2 BENCH N.T.S.

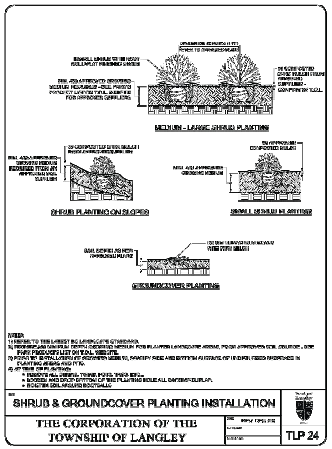
MANUFACTURER: WISHBONE
MODEL: BAYSIDE 6FT BENCH BS-6
RECYCLED PLASTIC LUMBER: WALNUT
POWDERCOAT COLOUR: NORDIC LICHEN
QUANTITY: 1

OR APPROVED EQUAL

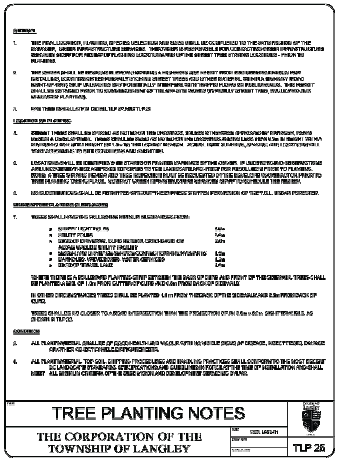


D3 STRUCTURAL SOIL N.T.S.

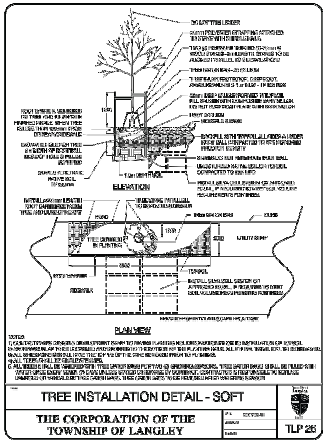
TLP 24 – SHRUB & GROUNDCOVER PLANTING



TLP 25 – TREE PLANTING NOTES



TLP 26 – TREE INSTALLATION DETAIL – SOFT



Krahn GROUP OF COMPANIES
ABBOTSFORD OFFICE
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110-2920 VIRTUAL WAY VANCOUVER, BC V5R 4Y3
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KD Planning & Design Ltd

NO:	DATE: (y/m/d)	DESCRIPTION:
4	22/11/09	ISSUED FOR DP
3	22/11/05	ISSUED FOR COORDINATION
2	21/09/11	ISSUED FOR REVIEW
1	21/05/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

SEAL:

PROJECT NAME:
ALDERWOOD BUSINESS CENTRE

PROJECT ADDRESS:
2883 264 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
DETAIL & NOTES

SCALE:	AS NOTED
DRAWN:	RMK
CHECKED:	JT
PROJECT NO:	210622

DRAWING NO:
L2

I.2

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NOTES

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED, ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 12.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    - 12.2. Maintenance and additional installation of mulch
    - 12.3. Weed removal
    - 12.4. Disease control

SODDING NOTES

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
    - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
    - 40% CREEPING RED FESCUE
    - 20% PERENNIAL RYEGRASS
    - USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

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KD Planning & Design LTD

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ISSUES & REVISIONS:

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ALDERWOOD BUSINESS CENTRE

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2883 264 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

NOTES

SCALE:	AS NOTED
DRAWN:	RMK
CHECKED:	JT
PROJECT NO:	210622

DRAWING NO:

L3

I.2

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ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101386

This Permit is issued this _____ day of _____, 2023 to:

1. NAME: Beedie (29th Street) Holdings Ltd.

   ADDRESS: 3030 Gilmore Diversion, Burnaby, BC, V5G 3B4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 85 Section 24 Township 10 New Westminster District Plan 65018

   CIVIC ADDRESS: 2883 – 264 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
   e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

   All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

   This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

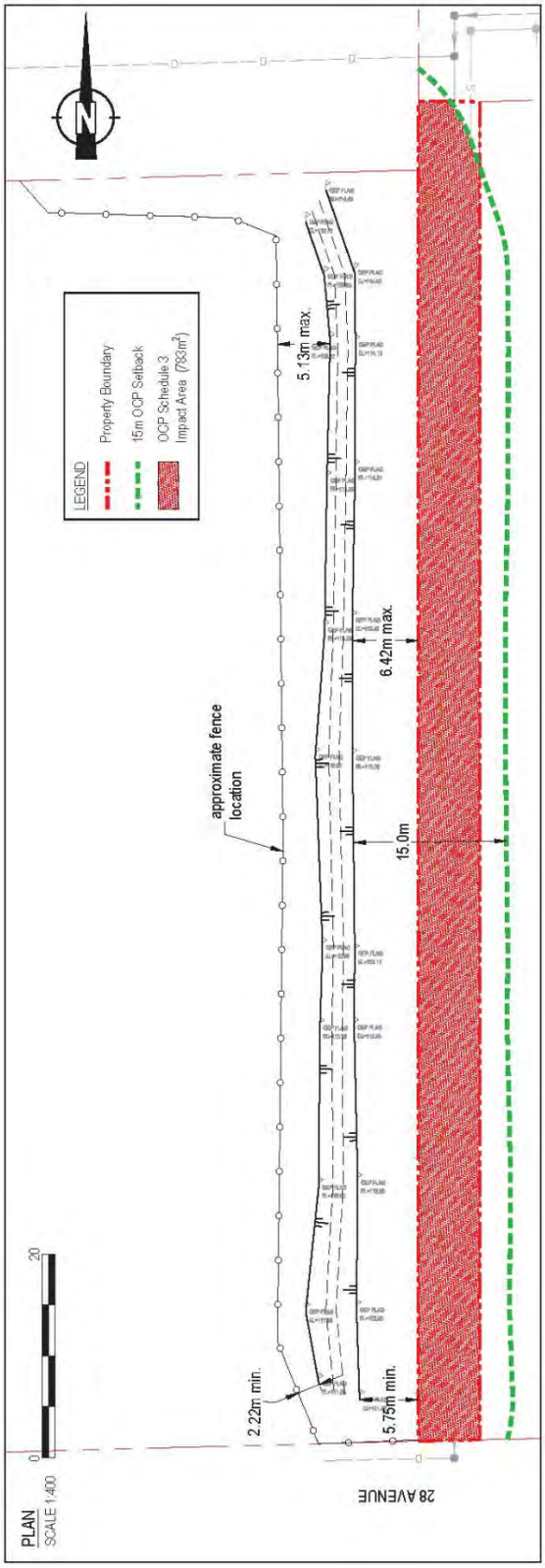
This permit shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

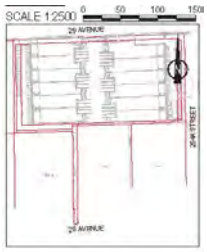
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2023.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Areas

SCHEDULE A

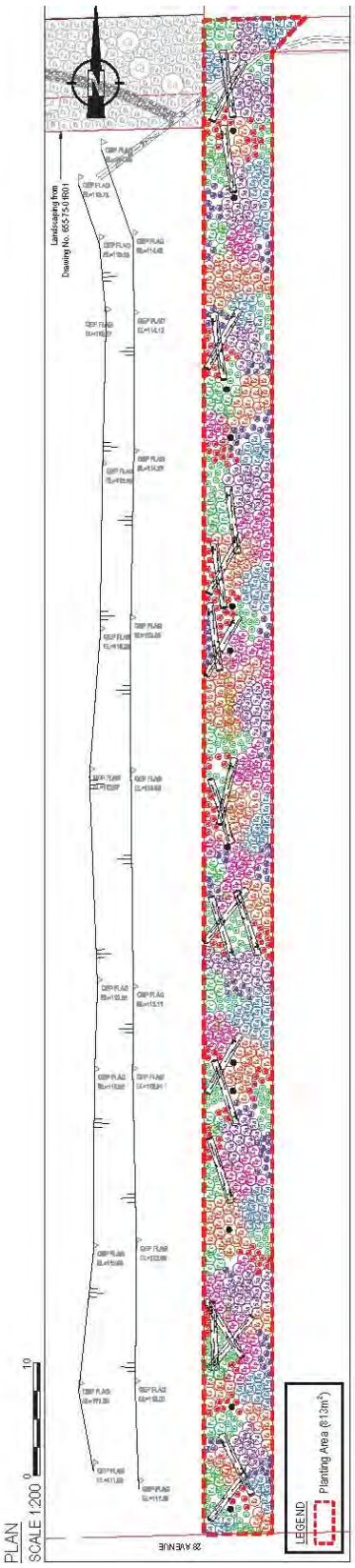


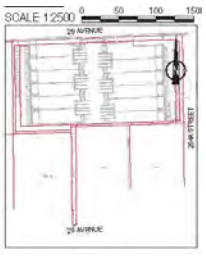


Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B





Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1160770 BC LTD.) BYLAW 2020 NO. 5604

EXPLANATORY NOTE

Bylaw 2020 No. 5604 rezones land at 6989 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-149 to permit a comprehensive development consisting of 18 townhouse units, including 10 townhouse live-work units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1160770 BC LTD.) BYLAW 2020 NO. 5604

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1160770 BC Ltd.) Bylaw 2020 No. 5604".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to Section 102 the following definition:
   "Live-Work Townhouse" means a *townhouse* that on the ground floor excluding the garage or carport provides a minimum of 15 m^2 for a *commercial use.* Excludes medical clinics, veterinary clinics, recreation, and entertainment uses.
   (2) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-149" after the words "Comprehensive Development Zone CD-148"
   (3) Adding to Section 110.1 after the words "CD-148" the words "CD-149-3,000 m²"
   (4) Adding after Section 1048 "Comprehensive Development Zone CD-148" the following as Section 1049 "Comprehensive Development Zone CD-149"

1049 **COMPREHENSIVE DEVELOPMENT ZONE CD-149**

Uses Permitted

1049.1 In the CD-149 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 1049.2

Residential Uses

1049.2 *Residential uses* shall consist of *townhouses,* and *live-work townhouses* uses on lands zoned Comprehensive Development Zone CD-149 and are only permitted to be located as shown in Section 1049.12. 8 *townhouse* and 10 *live-work* residential units are permitted in Comprehensive Development Zone CD-149.

Location of Uses

1049.3 The location of each *use* shall be in accordance with Section 1049.12.

Lot Coverage

1049.4 The maximum permitted *lot coverage* of *building* and *structures* shall be 40%.

Siting of Buildings and Structures

1049.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1049.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 storeys.

Subdivision Requirements

1049.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1049.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1049.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

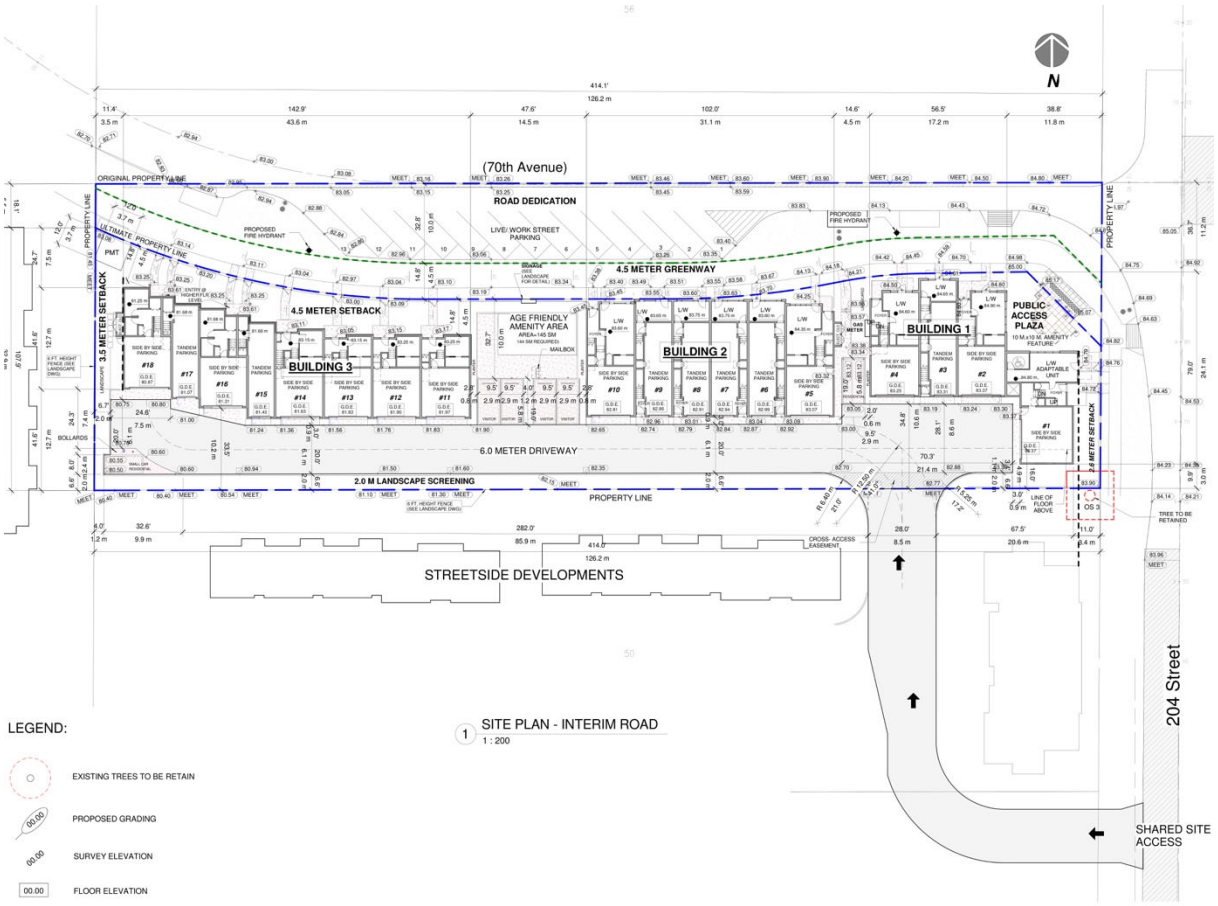
1049.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1049.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1049.12 Development in this zone shall conform substantially with drawing A001 by Matthew Cheng Architects Inc dated November 28, 2019 as shown below:



3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

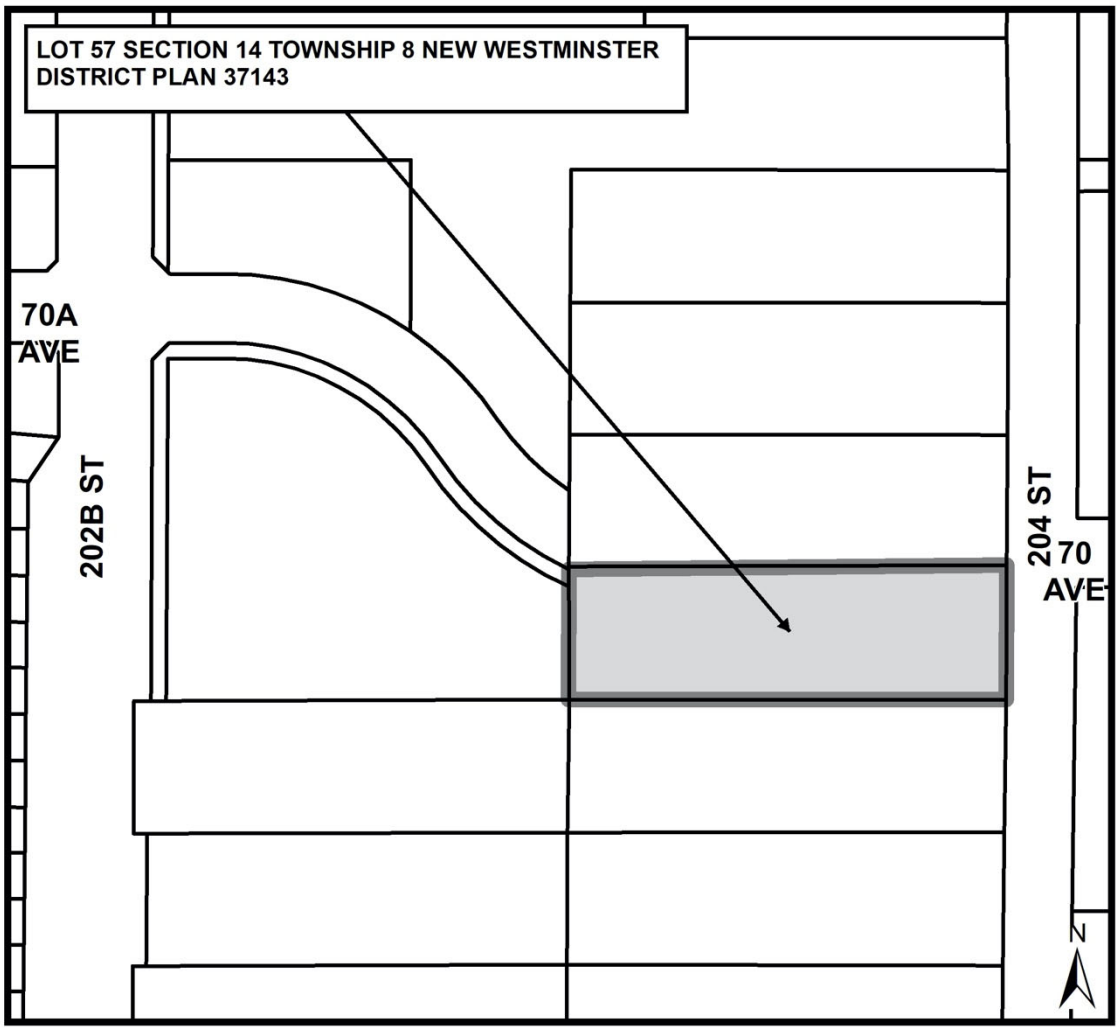
   Lot 57 Section 14 Township 8 New Westminster District Plan 37143

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-149.

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the	29	day of	June	, 2020.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5604



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101019

This Permit is issued this _____day of _____, 2020 to:

1. Name: 1160770 Bc Ltd

   Address: 208-8788 120 ST
   Surrey BC V3W 3N6

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 57, Section 14, Township 8, New Westinster District, Plan NWP37143 Part Nw1/4.

   CIVIC ADDRESS: 6989 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedules “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
   b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

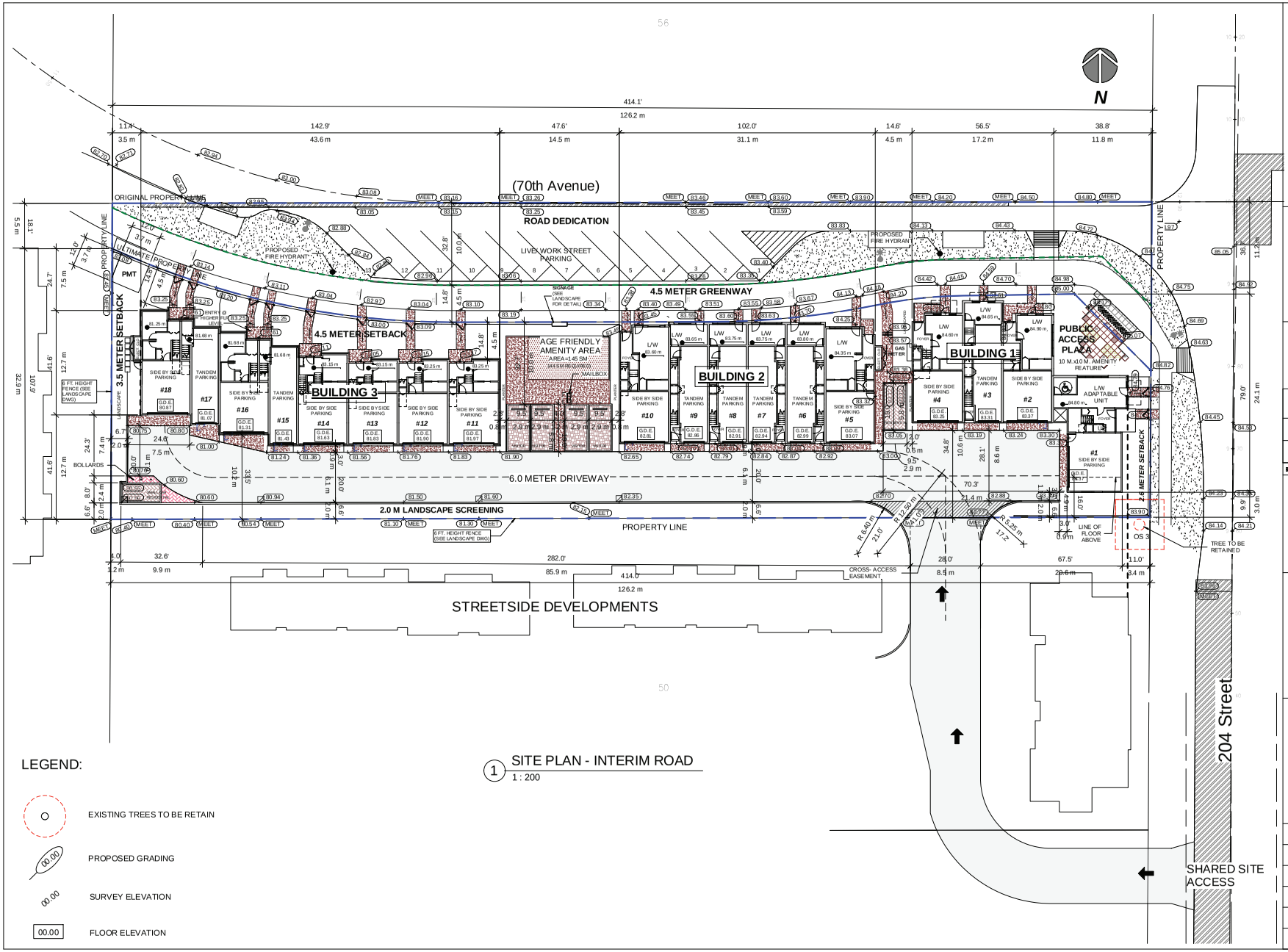
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans



LEGEND:

- EXISTING TREES TO BE RETAIN
- PROPOSED GRADING
- SURVEY ELEVATION
- FLOOR ELEVATION

1 SITE PLAN - INTERIM ROAD
1 : 200

MATTHEW CHENG ARCHITECT INC.
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cel: (604) 649-0699 / Email: matthew@mcai.ca

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Revisions:

3	April 16, 2020, Dec 13, 2019	RESUBMISSION Response to Second File Review		
2	Aug. 30, 2019	REVISED DEVELOPMENT APPLICATION		
1	July 19, 2018	ISSUED FOR DEVELOPMENT APPLICATION		
REV	DATE	DESCRIPTION	DRWN	CHK

Consultants

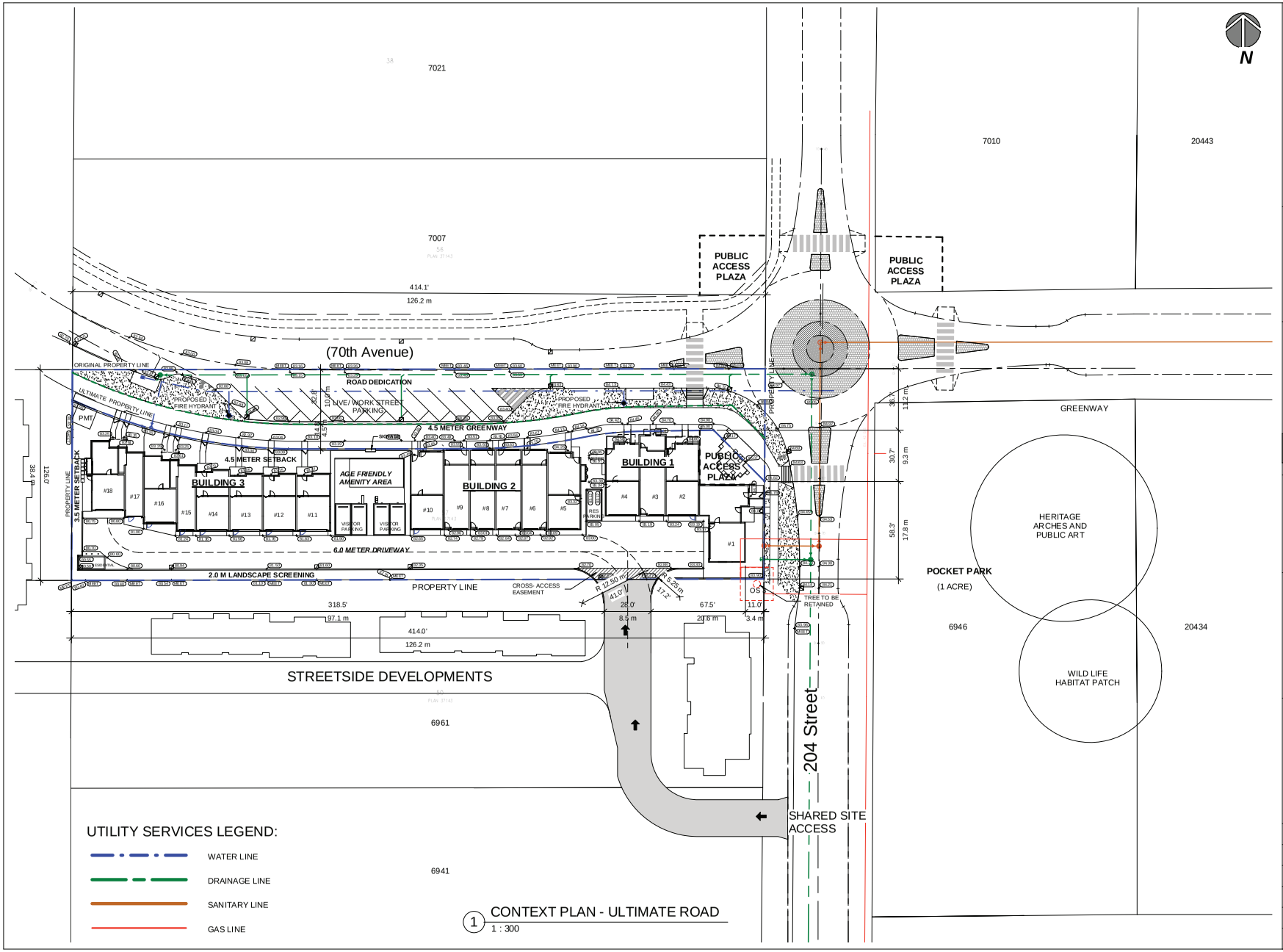
Project Title:
18-Unit Townhouse Development

6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
Site Plan

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTHO
Revision Date: Nov. 28, 2019
Print Date: Nov. 28, 2019

Schedule A
I.3
A001



1 CONTEXT PLAN - ULTIMATE ROAD
1 : 300

MATTHEW CHENG ARCHITECT INC.
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cel: (604) 649-0669 / Email: matthew@mcai.ca

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Consultants

Project Title:
18-Unit Townhouse Development

6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
Context Plan

Drawn: AL
Checked: Checker
Scale: As indicated
Project Number: 17 LTH03
Revision Date: 03/27/20
Print Date: 03/27/20
Dwg. No.: A002



1 Northwest Aerial View



2 Southeast Aerieal View



3 3D View 1



4 3D View 2

MATTHEW CHENG ARCHITECT INC.
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Consultants

Project Title:
18-Unit Townhouse Development

6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
3D Views

Drawn: Author

Checked: Checker

Scale:

Project Number: 17 LTH03

Revision Date: 08/27/19

Dwg. No: A003

Print Date: 08/27/19



1 STREETSCAPE @ PROPOSED 70 AVENUE
1 : 180



2 SOUTH ELEVATION
1 : 180

MATTHEW CHENG
ARCHITECT INC.
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Revisions:

REV	DATE	DESCRIPTION	DRWN	CHK
3	April 16, 2020, Dec 13, 2019	RESUBMISSION Response to Second File Review		
2	Aug. 30, 2019	REVISED DEVELOPMENT APPLICATION		
1	July 19, 2018	ISSUED FOR DEVELOPMENT APPLICATION		

Consultants

Project Title:
18-Unit Townhouse Development

6989 204th STREET
LANGLEY BC V2Y 1P8

Sheet Title:
Elevations

Drawn: Author

Checked: Checker

Scale: 1 : 180

Project Number: 17 LTH03

Revision Date: 08/27/19

Print Date: 08/27/19

Dwg. No.: A004



1 VIEW @ CORNER 204 ST. & 70 AVE.



3 VIEW WEST OF 70 AVENUE



2 VIEW @ REAR

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Revision:

PROJECT NO. 08-14-0213
REVISED

3	April 16, 2020, Dec. 13, 2019	RESUBMISSION Response to Second File Review		
2	Aug. 30, 2019	REVISED FOR DEVELOPMENT APPLICATION		
1	July 19, 2018	ISSUED FOR DEVELOPMENT APPLICATION		
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title:
Townhouse Development

6989 204th Street
Langley BC

Sheet Title:
BUILDING 1
3D Views

Drawn: AL

Checked: MC

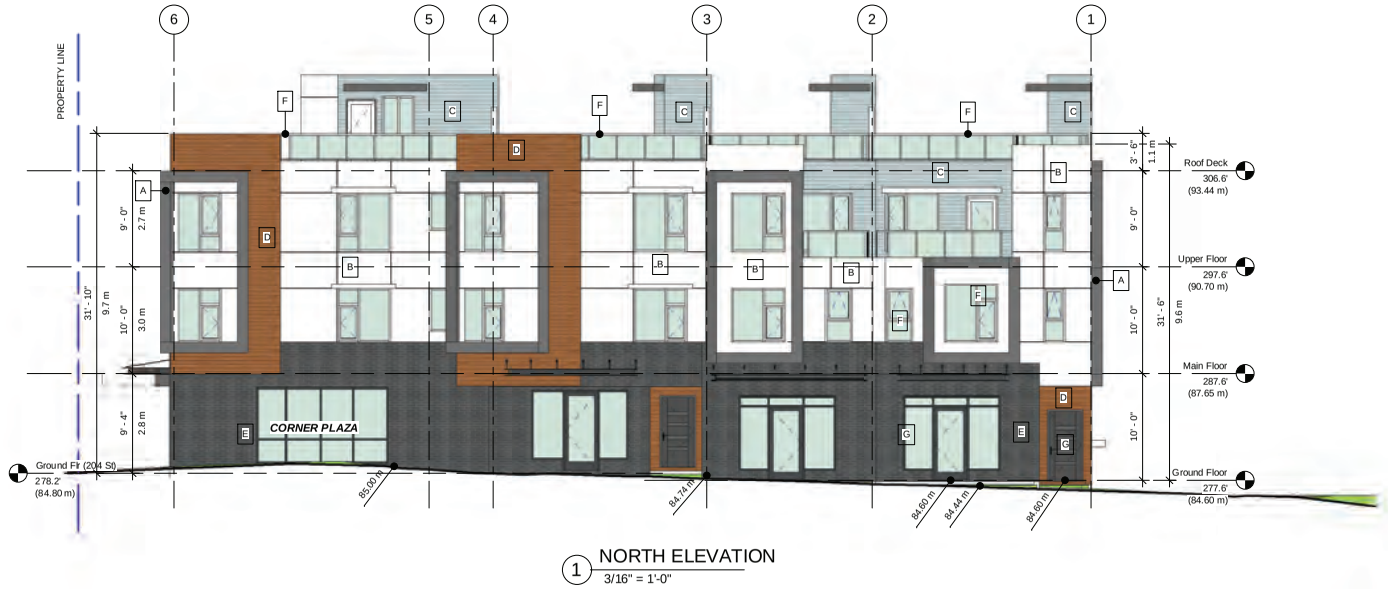
Scale:

Project Number: 17 LTH03

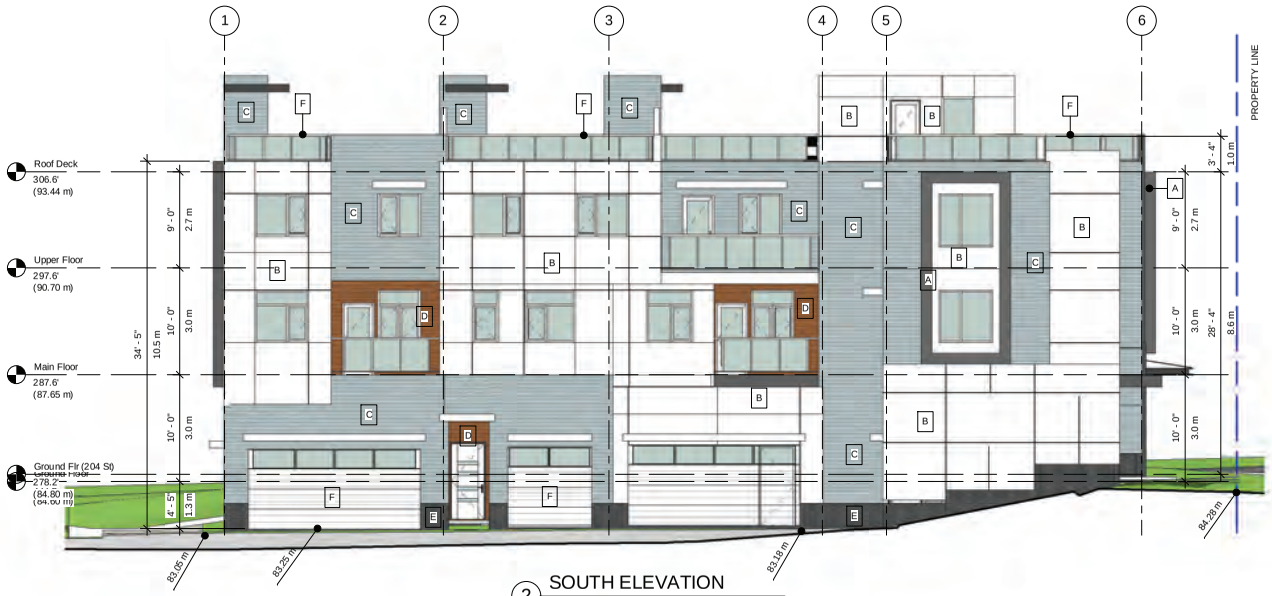
Revision Date: April 16, 2020, Dec. 13, 2019
Dec. 4, 2019

Dwg. No: A100

I.3



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

LEGEND:

A		HARDIE PANEL BM GRAY 2121-10
B		HARDIE PANEL BM CHALK WHITE 2126-70
C		HARDIE LAP SIDING BM PEWTER 2121-30
D		SAGIWALL PVC PANEL MOCHA REDWOOD
E		ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH
F		DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
G		DOORS & STOREFRONT PAINTED BM GRAY 2121-10

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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

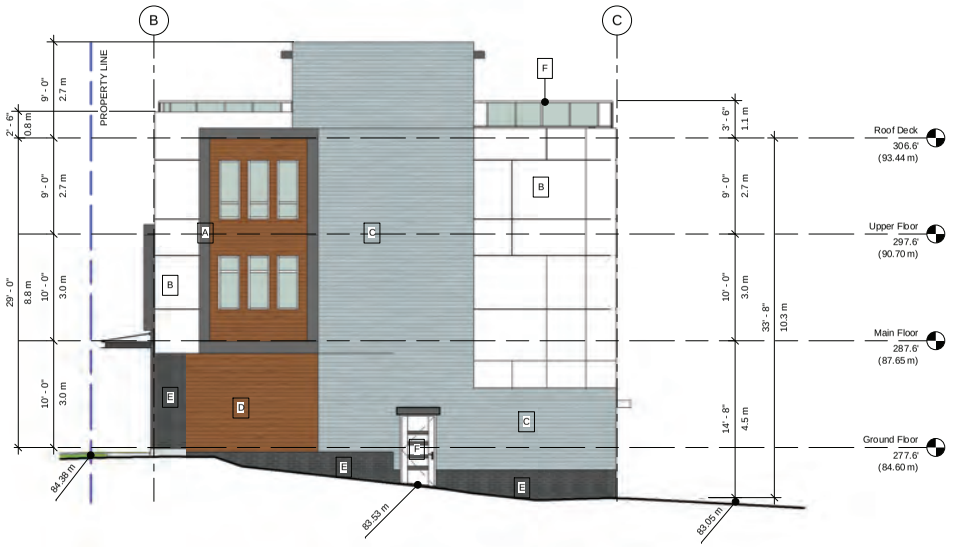
Consultants

Project Title:
Townhouse Development

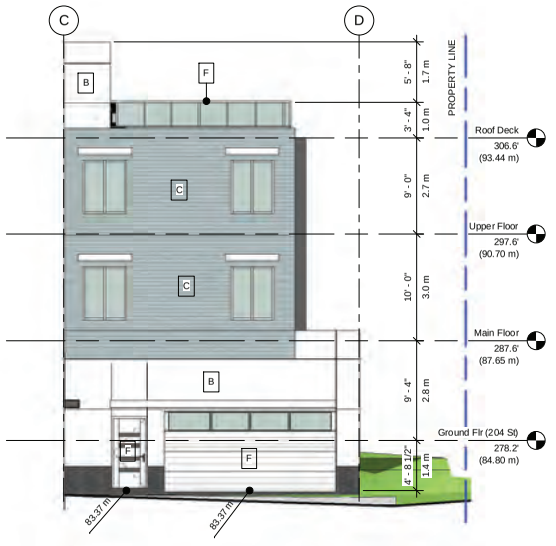
6989 204th Street
Langley BC

Sheet Title:
BUILDING 1 Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020, Dec. 13, 2019
Dwg. No: A105
07/16/18



1 WEST ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION - 204 St.
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

LEGEND:

A	HARDIE PANEL BM GRAY 2121-10	E	ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH
B	HARDIE PANEL BM CHALK WHITE 2126-70	F	DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
C	HARDIE LAP SIDING BM PEWTER 2121-30	G	DOORS & STOREFRONT PAINTED BM GRAY 2121-10
D	SAGIWALL PVC PANEL MOCHA REDWOOD		

MATTHEW CHENG ARCHITECT INC.
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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 1 Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020, Dec. 13, 2019
Drg. No.: A106
07/16/18



1 FRONT VIEW



2 REAR VIEW

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Revisions

PROJECT NO. 08-14-0213
REVISED

NO	YY-MM-DD	DESCRIPTION	DRWN	CHK
3	April 16, 2020 Dec. 13, 2019	RESUBMISSION Response to Second File Review		
2	Aug. 30, 2019	REVISED FOR DEVELOPMENT APPLICATION		
1	July 19, 2018	ISSUED FOR DEVELOPMENT APPLICATION		

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 2
3D View

Drawn: AL

Checked: MC

Scale:

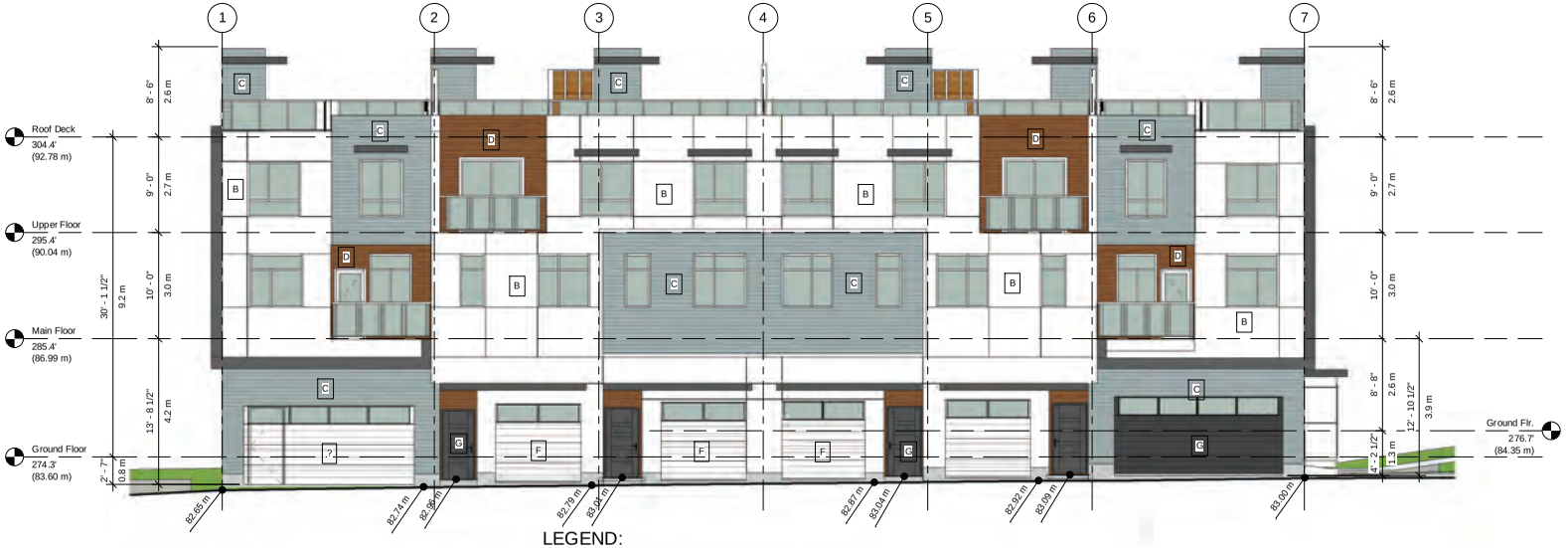
Project Number: 17 LTH03

Revision Date: April 16, 2020 / Dec. 2019 / Dec. 4, 2019

Dwg. No.: A200



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

LEGEND:

A HARDIE PANEL
BM GRAY
2121-10

B HARDIE PANEL
BM CHALK WHITE
2126-70

C HARDIE LAP SIDING
BM PEWTER
2121-30

D SAGIWALL PVC PANEL
MOCHA REDWOOD

E ENDICOTT THIN BRICK
MANGANESE IRONSPOT
SMOOTH

F DOORS, WINDOWS
& ALUMINUM RAILING
PAINTED
BM CHALK WHITE
2126-70

G DOORS & STOREFRONT
PAINTED
BM GRAY
2121-10

MATTHEW CHENG
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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 2
Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 / Dec. 13, 2019
Dwg. No.: A205
07/12/18



1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

LEGEND:

A	HARDIE PANEL BM GRAY 2121-10	E	ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH
B	HARDIE PANEL BM CHALK WHITE 2126-70	F	DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
C	HARDIE LAP SIDING BM PEWTER 2121-30	G	DOORS & STOREFRONT PAINTED BM GRAY 2121-10
D	SAGIWALL PVC PANEL MOCHA REDWOOD		

MATTHEW CHENG ARCHITECT INC.
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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title:
Townhouse Development

6989 204th Street
Langley BC

Sheet Title:
BUILDING 2 Elevations

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 / Dec. 13, 2019
Dwg. No.: A206
07/12/18



1 FRONT VIEW



2 REAR VIEW

MATTHEW CHENG
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Revisions

PROJECT NO. 08-14-0213
REVISED

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 3
3D Views

Drawn: AL

Checked: MC

Scale:

Project Number: 17 LTH03

Revision Date: April 16, 2020 / Nov. 28, 2019

Dwg. No.: A300

I.3



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

LEGEND:

A	HARDIE PANEL BM GRAY 2121-10	C	HARDIE LAP SIDING BM GRAY 2121-10	E	ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH	G	DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
B	HARDIE LAP SIDING BM PEWTER 2121-30	D	HARDIE PANEL BM CHALK WHITE 2126-70	F	SAGIWALL PVC PANEL MOCHA REDWOOD	H	DOORS & STOREFRONT PAINTED BM GRAY 2121-10

MATTHEW CHENG ARCHITECT INC.
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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title
Townhouse Development

6989 204th Street
Langley BC

Sheet Title
BUILDING 3 Elevation

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 Dec. 13, 2019
Dwg. No.: A305
07/16/18



1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

LEGEND:

A	HARDIE PANEL BM GRAY 2121-10	E	ENDICOTT THIN BRICK MANGANESE IRONSPOT SMOOTH
B	HARDIE LAP SIDING BM PEWTER 2121-30	F	SAGIWALL PVC PANEL MOCHA REDWOOD
C	HARDIE LAP SIDING BM GRAY 2121-10	G	DOORS, WINDOWS & ALUMINUM RAILING PAINTED BM CHALK WHITE 2126-70
D	HARDIE PANEL BM CHALK WHITE 2126-70	H	DOORS & STOREFRONT PAINTED BM GRAY 2121-10

MATTHEW CHENG ARCHITECT INC.
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Revisions:

NO	YYAMMDD	DESCRIPTION	DRWN	CHK
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Consultants

Project Title:
Townhouse Development

6989 204th Street
Langley BC

Sheet Title:
BUILDING 3 Elevations

Drawn: AL
Checked: MC
Scale: As indicated
Project Number: 17 LTH03
Revision Date: April 16, 2020 / 2019 07/16/18
Dwg. No.: A306
Rev. 3



KOMPAN TRIPLE SHIFTER,
M702104 ON FIBAR
SAFETY SURFACE



KOMPAN HOME & GARDEN PANEL -
MSV60100-0201
ON FIBAR SAFETY SURFACE



WISHBONE IND. MODENDA
PARK BENCH IN TEXTURED SILVER



WISHBONE IND. PARKER PICNIC TABLE
TEXTURED SILVER WITH SAND SLATS

PLANT SCHEDULE

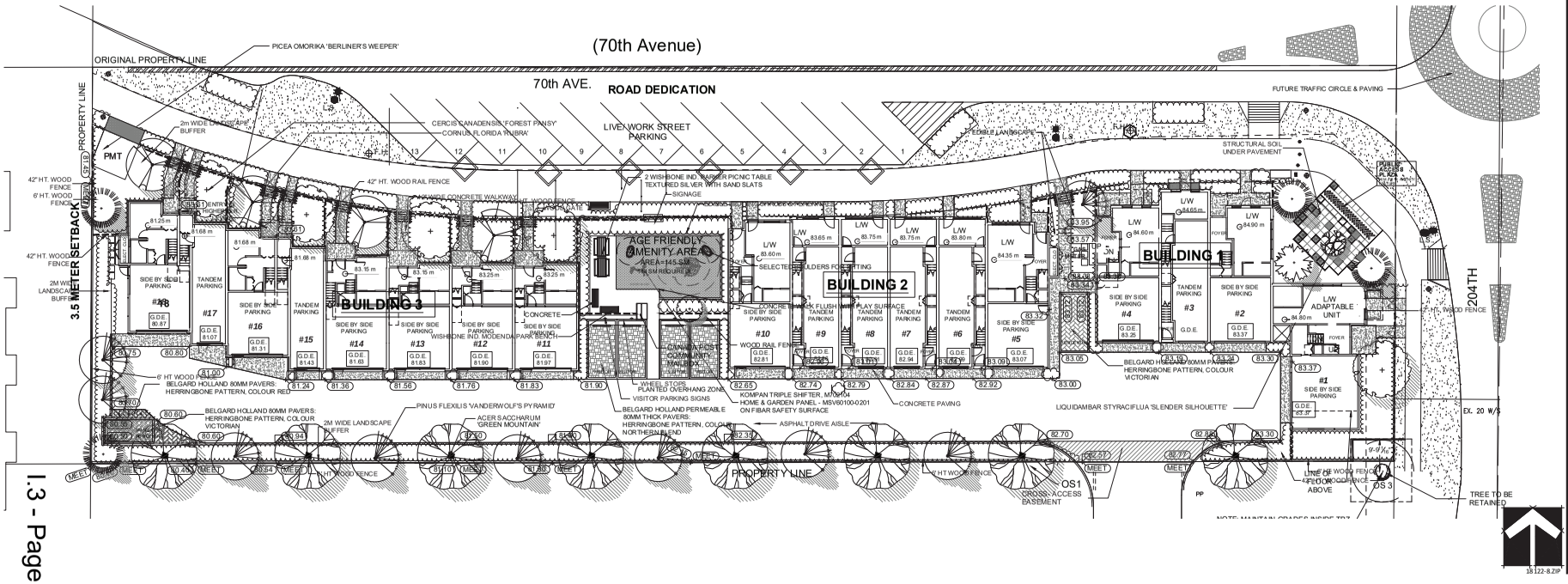
ON SITE LANDSCAPE

PMG PROJECT NUMBER: 18-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	8	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	6CM CAL.; 2M STD; B&B
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL.; 1.5M STD; B&B
	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL.; 1.5MSTD; B&B
	1	CORNUS KOUSA	KOUSA DOGWOOD	2.5M HT; BUSH FORM; B&B
	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL.; 2M STD; B&B
	4	PICEA OMORIKA 'BERLINER'S WEEPER'	WEEPING BERLIN SERBIAN SPRUCE	2.5M HT; B&B
	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT;B&B
	1	PRUNUS AVIUM LUPINUS	DWARF SWEET CHERRY TREE	3 CM CAL.; 1.2M STD.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BCLANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

32 REPLACEMENT TREES REQUIRED
32 REPLACEMENT TREES PROVIDED.



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	20.APR.27	NEW SITE PLAN / MUN. COMMENTS	MM
6	20.MAR.12	NEW SITE PLAN / MUN. COMMENTS	MM
5	19.DEC. 12	SITE PLAN CO-ORDINATION	MM
4	19.OCT. 31	SITE PLAN CO-ORDINATION	MM
3	19.SEPT. 03	SITE PLAN CO-ORDINATION	MM
2	19.AUG. 19	SITE PLAN CO-ORDINATION	MM
1	19.AUG. 01	NEW SITE PLAN, RESUBMISSION	MM

CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

DRAWING TITLE:

LANDSCAPE TREE PLAN

Schedule B

DATE:	18.JUN.21
SCALE:	1/16"-1'-0"
DRAWN:	MM
DESIGN:	MM
CHK'D:	PCM

DRAWING NUMBER: L3 OF 8

PMG PROJECT NUMBER: 18-122

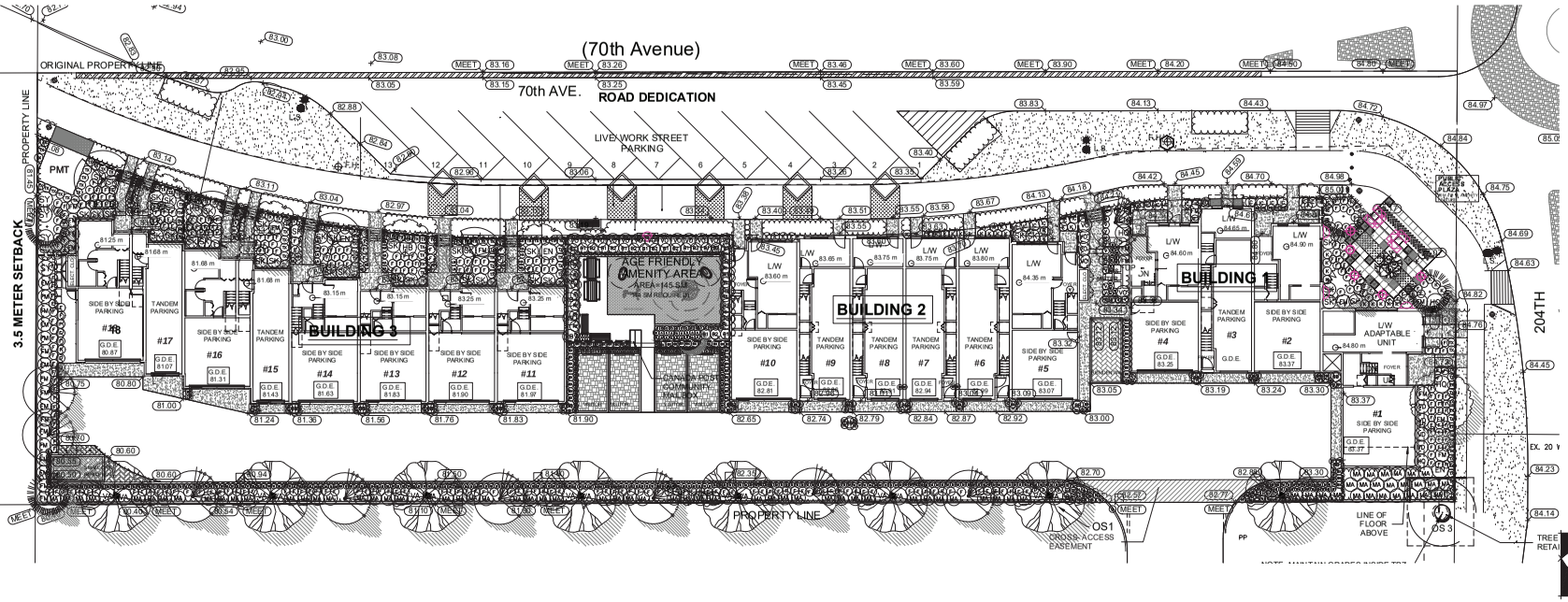
18-122-8.ZIP

PLANT SCHEDULE

PMG PROJECT NUMBER: 18-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(B)	42	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(E)	4	ENKIANTHUS CAMPANULATUS 'RED BELLS'	RED BELLS ENKIANTHUS	#3 POT; 50CM
(F)	32	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
(H)	2	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
(H)	4	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	#3 POT; 80CM
(I)	27	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
(I)	10	ILEX x MESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	1.2M B&B
(K)	38	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
(M)	78	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE	#3 POT; 50CM
(O)	4	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM
(R)	6	RIBES ALPINUM	ALPINE CURRANT	#2 POT; 30CM
(R)	6	RIBES 'RED LAKE'	RED LAKE CURRANT	#3 POT; 80CM
(S)	37	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(S)	5	SYRINGA VULGARIS 'BURGUNDY QUEEN'	LILAC; BURGUNDY-RED	#2 POT; 50CM
(T)	127	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.5M B&B
(V)	8	VACCINIUM 'NORTH COUNTRY'	NORTH COUNTRY BLUEBERRY	#3 POT; 60CM
(V)	10	VACCINIUM 'NORTHBLUE'	NORTHBLUE BLUEBERRY	#3 POT; 60CM
(V)	18	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(V)	14	VIBURNUM TRILOBUM 'BAILEY'S COMPACT'	BAILEY'S COMPACT AMER. CRANBERRY	#3 POT; 60CM
GRASS				
(H)	13	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(L)	8	LUZULA NIVEA	SNOWY WOOD RUSH	#1 POT
(S)	286	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
(A)	31	ALLIUM SCHOENOPRASUM	CHIVES	9CM POT
(H)	135	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
(H)	61	HEMEROCALLIS 'STELLA D'ORO	DAYLILY YELLOW	15 CM POT
(N)	22	NEPETA x JR WALKER	DWARF CATMINT	15CM POT
(O)	34	ORIGANUM HERACLEOTICUM	GREEK OREGANO	9CM POT
(S)	14	STACHYS BYZANTIA	LAMBS EAR	15CM POT
GC				
(F)	91	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
(P)	287	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
(V)	16	VACCINIUM VITIS-IDAEA	LINGONBERRY	9 CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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p: 604 294-0011 ; f: 604 294-0022

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6	20.MAR.12	NEW SITE PLAN / MUN. COMMENTS	MM
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2	19.AUG. 19	SITE PLAN CO-ORDINATION	MM
1	19.AUG. 01	NEW SITE PLAN, RESUBMISSION	MM

CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

DRAWING TITLE:

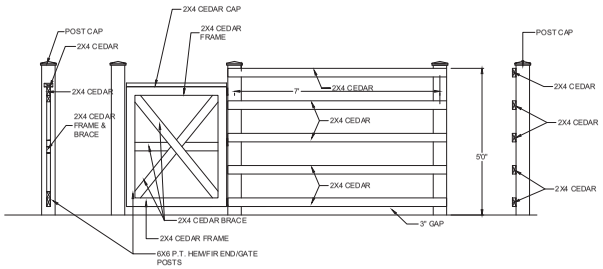
LANDSCAPE SHRUB PLAN

DATE: 18.JUN.21
SCALE:
DRAWN: MM
DESIGN: MM
CHK'D: PCM

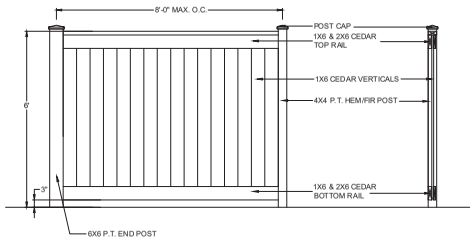
DRAWING NUMBER: L3
1/16"-1'-0" OF 8

18122-8.ZIP

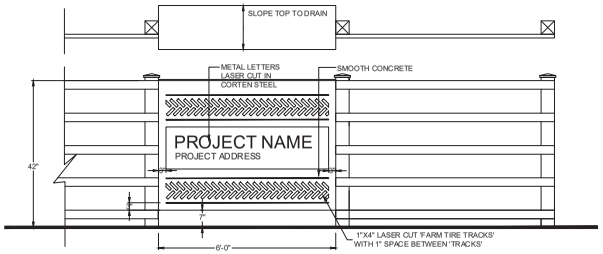
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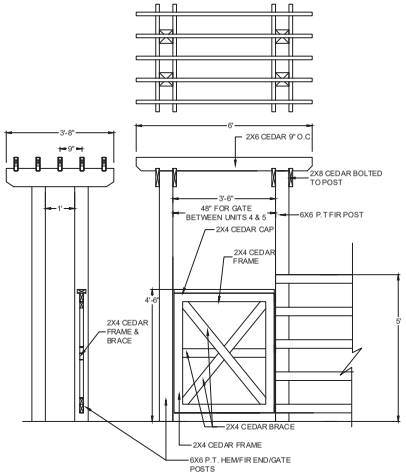
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SCALE 1/2"=1'-0"



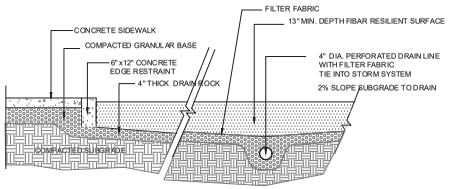
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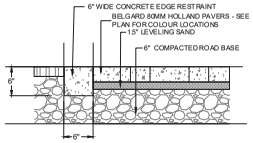
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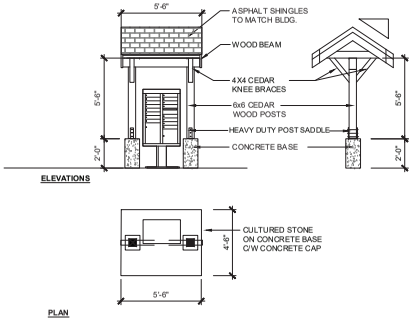
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5 FIBAR PLAY SURFACE
SCALE 1/2"= 1'-0"



6 PAVER DETAIL
SCALE 1"=1'-0"



7 MAILBOX
SCALE 1/4"= 1'-0"

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CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

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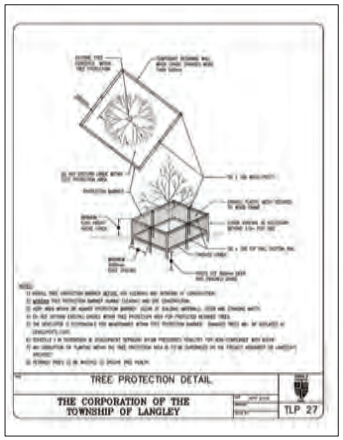
LANDSCAPE DETAILS

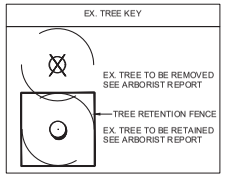
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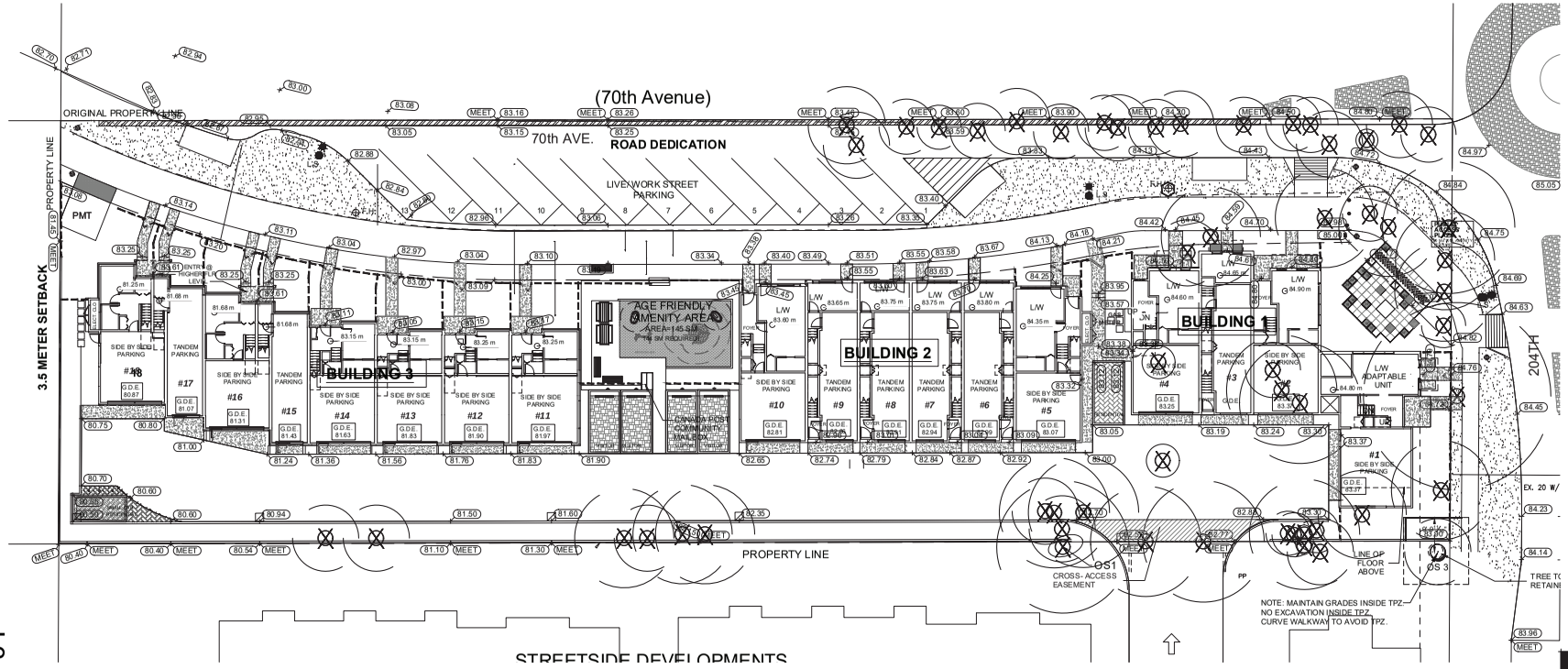
DRAWING NUMBER:
L3
OF 8

18122-8.ZIP

PMG PROJECT NUMBER: **18-122**







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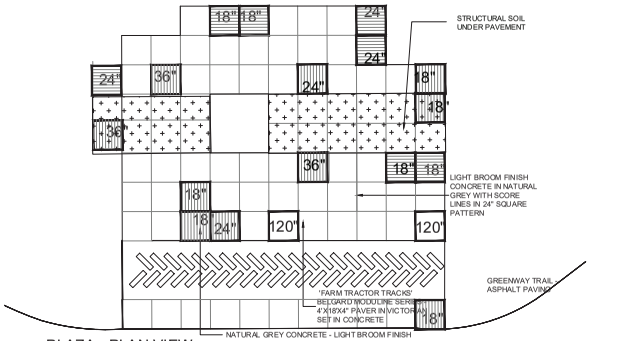
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TREE MANAGEMENT PLAN

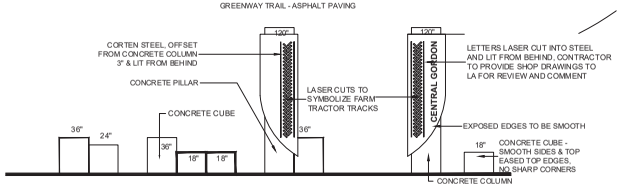
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SCALE:	1/16"-1'-0"		
DRAWN:	MM		OF 8
DESIGN:	MM		
CHK'D:	PCM		

18122-8.ZIP

PMG PROJECT NUMBER: **18-122**

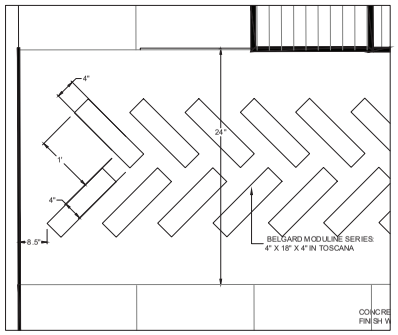


PLAZA - PLAN VIEW



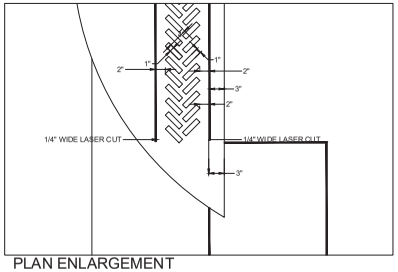
PLAZA - ELEVATION

SCALE: 1/4" = 1'-0"



PLAN ENLARGEMENT

SCALE: 1"=1'-0"



PLAN ENLARGEMENT

SCALE: 1"=1'-0"

TRAIL IDENTITY SIGN NOTE:

FOR ALL TRAIL IDENTITY SIGNS AS PER TLP 35 AND TLP 39, CONFIRM THE TRAIL IDENTITY SIGN ART FILE AND SIGN PROOF REVIEW BY GREEN INFRASTRUCTURE SERVICES STAFF.

OFF SITE WALKWAY NOTE:

THE LOCATION OF OFF SITE WALKWAYS, BENCHES AND STREET TREES TO BE CONFIRMED THROUGH ON SITE FIELD REVIEWS WITH GREEN INFRASTRUCTURE SERVICES AND THE PARKS DEPARTMENT.

GREENWAY NOTES:

LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.

CONCRETE FORMWORK LAYOUT TO BE REVIEWED AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TEL: 604.533.6034) PRIOR TO INSTALLATION OF CONCRETE.

LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS SHALL BE TO THE SATISFACTION OF THE MANAGER OF GREEN INFRASTRUCTURE SERVICES.

PLANT SCHEDULE

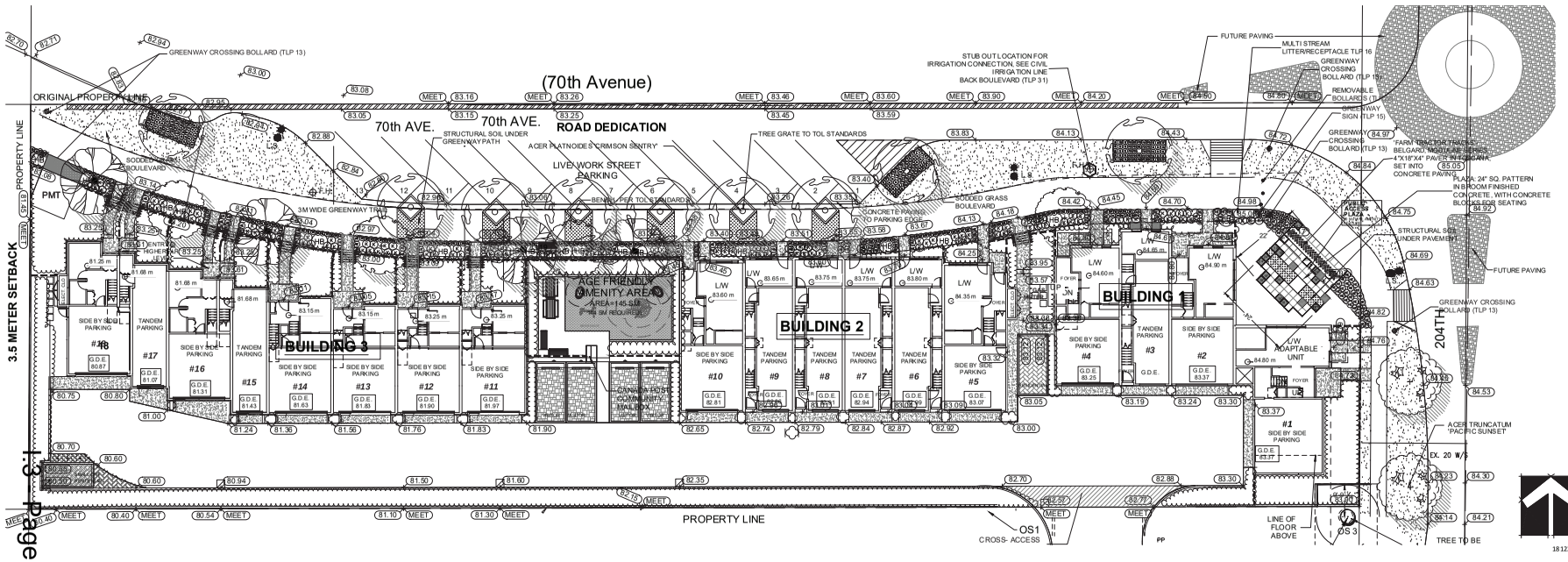
GREENWAY PLANTING

PMG PROJECT NUMBER: 18-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AT	3	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	6CM CAL; 2M STD; B&B
AT	2	ACER TRUNCATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	6CM CAL; 2M STD; B&B
CC	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD; B&B
PT	9	ACER PLATNOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	6CM CAL; 1.8M STD; B&B
SHRUB				
HB	17	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
K	132	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
GRASS				
FB	68	FESTUCA GLAUCA 'BOULDER BLUE'	BOULDER BLUE FESCUE	#1 POT
M	182	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
HE	150	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
N	90	NEPETA x FAASSENII 'DROPMORE BLUE'	LOW BLUE CATMINT	15CM POT

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FOR OFFSITE LANDSCAPE DETAILS SEE L6 - L8



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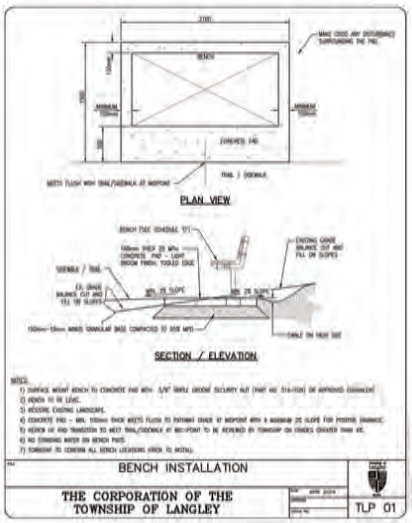
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LANDSCAPE GRENWAY PLAN

DATE:	18.JUN.21	DRAWING NUMBER:	L3
SCALE:	1/16"-1'-0"		OF 8
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	PCM		

18122-8.ZIP

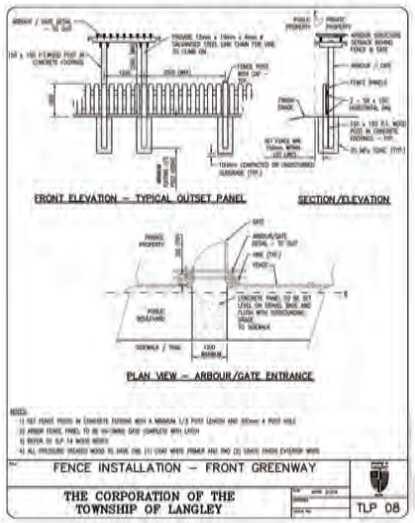
PMG PROJECT NUMBER: 18-122



BENCH INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

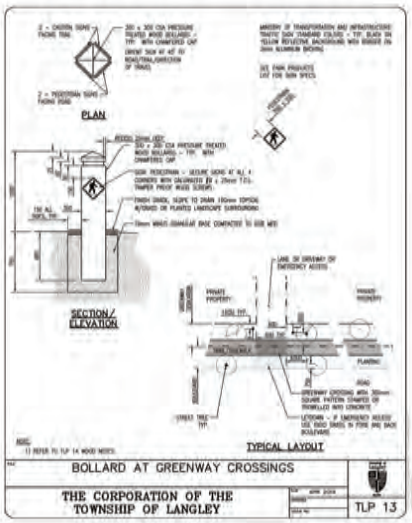
TLP 01



FENCE INSTALLATION – FRONT GREENWAY

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 08



BOLLARD AT GREENWAY CROSSINGS

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

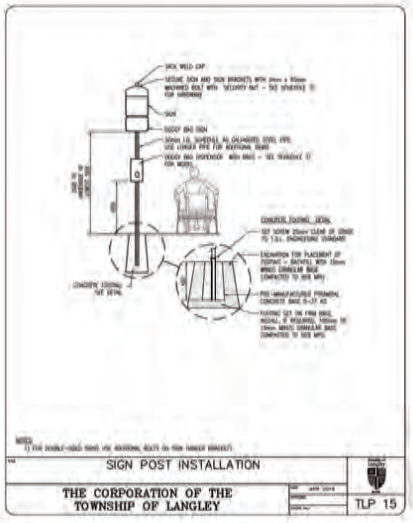
TLP 13



WOOD NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

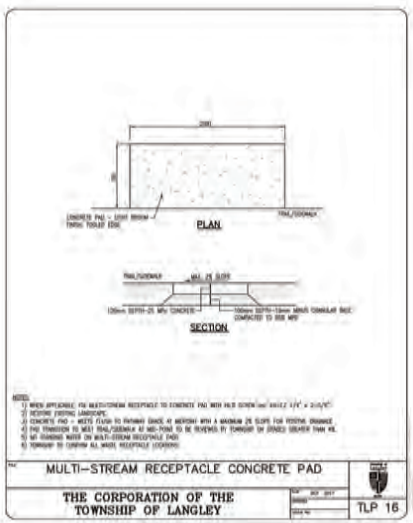
TLP 14



SIGN POST INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

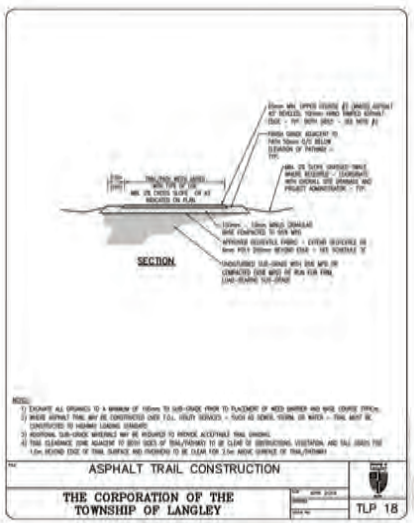
TLP 15



MULTI-STREAM RECEPTACLE CONCRETE PAD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

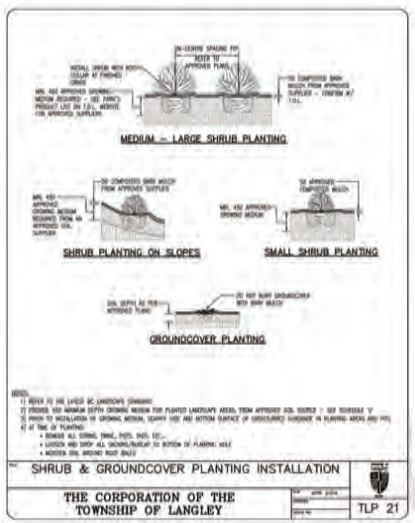
TLP 16



ASPHALT TRAIL CONSTRUCTION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 18



SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 21

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TOL NO. 08-14-0213

DRAWING TITLE:

T.O.L. LANDSCAPE DETAILS

DATE: 18.JUN.21
SCALE: N. T.S.
DRAWN: CAD
DESIGN: TOL
CHK'D:

DRAWING NUMBER: L3 OF 8

18122-8.ZIP

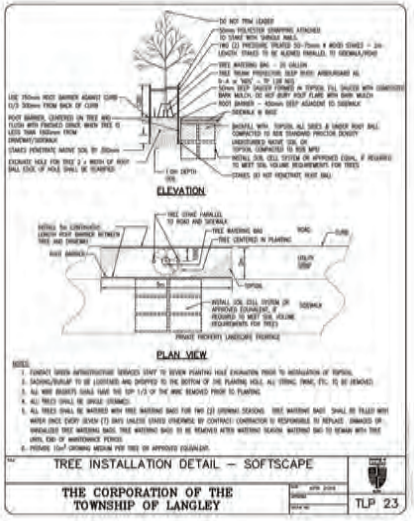
PMG PROJECT NUMBER: 18-122



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

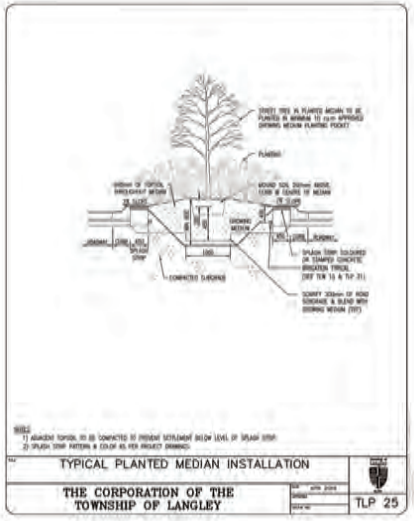
TLP 22



TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

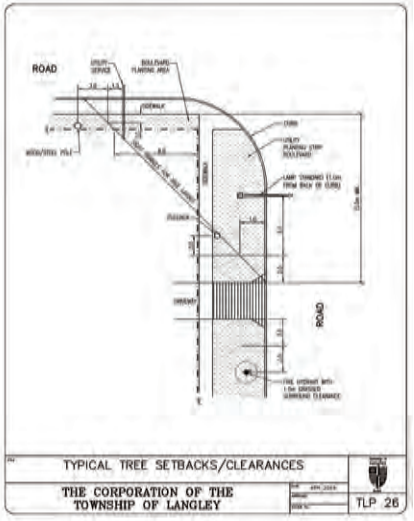
TLP 23



TYPICAL PLANTED MEDIAN INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

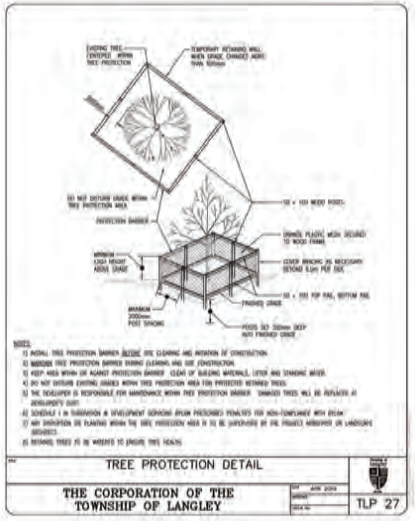
TLP 25



TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

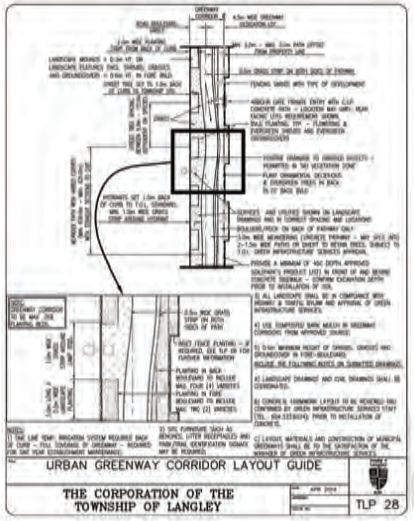
TLP 26



TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

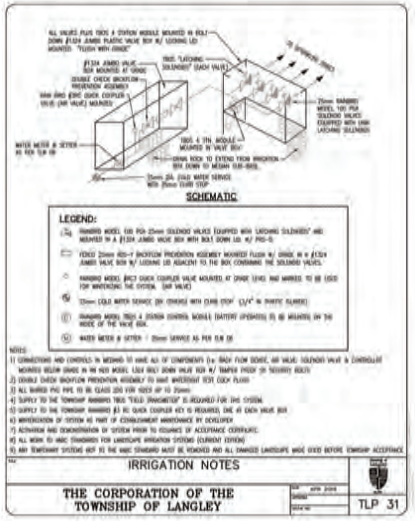
TLP 27



URBAN GREENWAY CORRIDOR LAYOUT GUIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

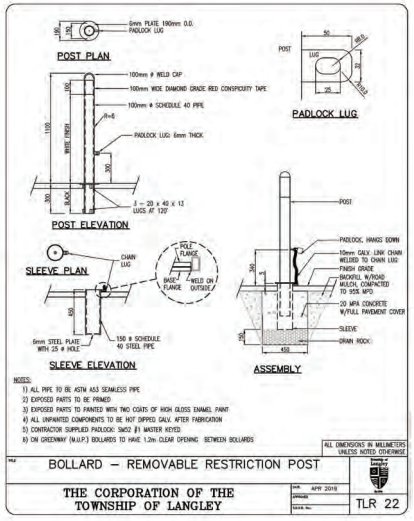
TLP 28



IRRIGATION NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 31



BOLLARD – REMOVABLE RESTRICTION POST

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLR 22

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	20.APR.27	NEW SITE PLAN / MUN. COMMENTS	MM
6	2.0MAR.12	NEW SITE PLAN / MUN. COMMENTS	MM
5	19.DEC. 12	SITE PLAN CO-ORDINATION	MM
4	19.OCT. 31	SITE PLAN CO-ORDINATION	MM
3	19.SEPT. 03	SITE PLAN CO-ORDINATION	MM
2	19.AUG. 19	SITE PLAN CO-ORDINATION	MM
1	19.AUG. 01	NEW SITE PLAN, RESUBMISSION	MM

CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

DRAWING TITLE:

T.O.L. LANDSCAPE DETAILS

DATE: 18.JUN.21
SCALE: N. T.S.
DRAWN: CAD
DESIGN: TOL
CHK'D:

DRAWING NUMBER: L7
OF 8

18122-8.ZIP

PMG PROJECT NUMBER: 18-122



SIZE: 450mm X 600mm

SIGN FABRICATION:
PRINTING METHOD: Digitally Printed
MATERIAL: Type 5052 - 12 gauge 0.80 Aluminum
BACKGROUND: White reflective engineered grade vinyl
SIGN CORNERS: 38.1mm radius for sign edge
BORDER EDGE: 8mm thick OFFSET: 10mm
SYMBOLS: 85mm
PROTECTIVE OVERLAY: 3M Scotchlite Protective Overlay Film - 1160 Series
HARDWARE: 3/8 - 16 Triple Groove Security Nut (Part No. 700-743)
All hardware to be stainless steel or aluminum

COLOURS:

BLUE	**PANTONE 286**
GREEN	**PANTONE 341**
YELLOW	**PANTONE 123**

FONT:

IDENTIFICATION TEXT: 'Times', Bold - Pantone 286 (Blue)
LOCATION TEXT: 'Franciscan', Regular - Pantone 286 (Blue)
SIGN TEXT: 'Times', Bold - Pantone 286 (Blue)
EMBLEM TEXT: 'Times', Bold - Pantone 286 (Blue)
HEADER TEXT: 'Times', Bold - Pantone 286 (Blue)
FOOTER TEXT: 'Times', Bold - Black

NOTES:
Adobe Illustrator File available from TOL Green Infrastructure Services.
Confirm identification and location text prior to proof submission.
Forward color proof to Township of Langley, Green Infrastructure Services staff for review and approval prior to fabrication.

Township will not be responsible for signs fabricated without prior approval of proofs.

Do not obscure sign text (Header & Footer) with sign hardware.

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CLIENT:

PROJECT:

18 UNIT TOWNHOUSE DEV.

6989 204TH STREET
LANGLEY, B.C.

TOL NO. 08-14-0213

DRAWING TITLE:

T.O.L. LANDSCAPE DETAILS

DATE: 18.JUN.21
SCALE: N. T.S.
DRAWN: CAD
DESIGN: TOL
CHK'D:

DRAWING NUMBER: L8 OF 8

18122-8.ZIP

PMG PROJECT NUMBER: 18-122

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (SALMON RIVER UPLANDS) BYLAW NO. 5983

EXPLANATORY NOTE

Bylaw No. 5983 amends the Rural Plan by replacing Section 5.7.1 with a planning policy framework for development in Salmon River Uplands.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (SALMON RIVER UPLANDS) BYLAW NO. 5983

WHEREAS it is deemed necessary and desirable to amend the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250" as amended is further amended by:

   a) deleting Section 5.7.1 and replacing it with the following:

   "5.7.1 Planning Framework

   The Salmon River Uplands (SRU) shall be maintained for rural residential and agricultural uses.

   The Township of Langley's various adopted bylaws, policies, strategies and plans shall be used in considering development applications in the SRU area including, but not limited to, the Official Community Plan, the Zoning Bylaw, the Subdivision and Development Servicing Bylaw, the Climate Action Strategy, the Community Forest Management Strategy and the Master Transportation Plan. In addition, development proposals shall be required to consider and undertake the following:

   A. Climate Action
   1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaptation and mitigation.
   2. Integrate design with an inter-disciplined approach to ensure co-ordination amongst the various qualified professional, in order to advance best management practices, within a collaborative framework.
   3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

   B. Stormwater Management
   1. Utilize best management practices to address stormwater run-off, detention control and discharge including consideration of erosion control and water run-off quality issues.
   2. Promote the utilization of low impact development strategies and water sensitive urban designs including the implementation of such measures as pervious pavements, bioswales, rain gardens.
   3. Ensure the preservation of natural areas and drainage patterns and provide for: ground infiltration of rainwater at individual lot level, protection of water quality flows into the Salmon River and preservation of the natural ecosystems to the extent possible.
   4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces and landscape enhancements adjacent to public trails.
2. Consider enhanced parks and green spaces to support ecological protection and mitigate climate impact of development.
3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas and other ecosystem components, wildlife migration and to enhance habitat.

D. Trail Connectivity and Greenway Amenity

1. Consider a cohesive and interconnected trail network plan to provide for enhanced recreational and alternative multi-modal transportation opportunities in the local context.
2. Consider a cash-in-lieu mechanism in order to advance the objectives of a trail connectivity plan for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

E. Water Servicing

1. Consider a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques to inform further development criteria with respect to effectively managing water resources including protection of groundwater, consideration of water metering for the municipal water supply system and other water conservation measures and initiatives.
2. Design strategies to protect water resources and manage water demands based on planning to reduce negative impacts to the local aquifer and to enhance water conservation for the area.

F. Protection of the Rural Character

1. Consider form, siting and character development permit guidelines as principles and standards to be applied to protect the rural character of the area including historic attributes, streetscapes and view corridors.
2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable.
3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space and other values in the area in consideration of the zoning bylaw provisions."

READ A FIRST TIME the	29	day of	January	, 2024
READ A SECOND TIME the	29	day of	January	, 2024
PUBLIC HEARING HELD the	26	day of	February	, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-12
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	6480-28-001
SUBJECT:	RURAL PLAN AMENDMENT – SALMON RIVER UPLANDS		

RECOMMENDATION:

That Council give first, second and third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983.

EXECUTIVE SUMMARY:

At the November 20, 2023 Regular Meeting, Council endorsed a Planning Framework for the Salmon River Uplands (SRU) area, based on the recommendations in Report 21-121 and Report 23-243. At the same Regular Meeting, Council directed staff to bring forward draft amendments to the Rural Plan to include policies for future development in the SRU area.

Proposed Bylaw No. 5983 represents administrative amendments that would replace Section 5.7.1 of the Rural Plan with the same language as the Planning Framework that was endorsed by Council on November 20, 2023. It does not propose land use change to the area which will be maintained for rural residential and agricultural uses.

Since there is no change in land use, the proposed Bylaw No. 5983 does not require a Public Hearing.

PURPOSE:

This report is in response to Council's direction on November 20, 2023 to bring forward draft amendments to the Rural Plan to replace Section 5.7.1 with policies and prerequisites for future development in the SRU area.

BACKGROUND/HISTORY:

In 1993, Council adopted the Rural Plan with goals to enhance agricultural viability through recognition and protection of the Agricultural Land Reserve and to retain and/or enhance the countryside character of areas designated Agriculture or Rural in the Official Community Plan (OCP).

At the November 20, 2023 Regular Meeting, Council endorsed a Planning Framework for the Salmon River Uplands (SRU) area. Based on the recommendations in Report 21-121 and Report 23-243, Council directed staff to bring forward potential draft amendments to the Rural Plan to replace Section 5.7.1 with policies and prerequisites for future development in the SRU area.

DISCUSSION/ANALYSIS:

The SRU area is designated Rural in the OCP. Areas designated as Rural are intended to maintain the existing rural residential character. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission.

Consistent with the OCP, the existing Section 5.7.1 of the Rural Plan designates the SRU area for rural residential and agricultural uses and calls for preparation of a detailed plan for the area.

The proposed Bylaw No. 5983 does not propose land use changes to the area which will be maintained for rural residential and agricultural uses. The Bylaw has been prepared to replace the existing Section 5.7.1 with the Planning Framework that was endorsed by Council on November 20, 2023. Since there is no change in land use, the proposed Bylaw No. 5983 does not require a Public Hearing.

The Planning Framework was initially presented to Council on October 18, 2021, after consultation with development proponents who held several public information meetings to solicit community input. It outlines a list of technical considerations for climate action, stormwater management, ecological protection, trail connectivity and greenway amenity, water servicing and protection of the rural character that must be addressed by development proponents in the SRU area. The Planning Framework is intended to satisfy the requirement of updating Section 5.7.1 while ensuring development applications are required to comply with the most recent technological advancements and standards.

Subsequent to Council direction from November 14, 2022 and November 20, 2023, staff commenced a review of the Planning Framework and determined that the scope of the framework takes into consideration a typical planning exercise and integrates recent legislative and policy changes.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 11, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5280-14
SUBJECT:	2023 SOIL STOP WORK ORDER STATS		

The purpose of this memorandum is to provide Mayor and Council with further statistical information related to the number of soil stop work orders that were issued to permitted sites and unpermitted sites in the Township of Langley in 2023.

At the Regular Council Meeting of February 26, 2024, a question was raised on how many soil stop work orders were issued for sites with a valid Soil Deposit Permit and how many stop work orders were issued for sites without a Soil Deposit Permit in place. The previous memo is included as Attachment A for reference.

The following table summarizes the number of soil stop work orders issued to permitted sites and unpermitted sites in 2023:

	Permitted Sites (Active Soil Permit)	**Unpermitted Sites (No Soil Permit)**	**Stop Work Orders**
ALR	1	55	56
Non-ALR	1	13	14
Total	**2**	**68**	**70**

ATTACHMENT A 2023 Soil Deposit Permit and Stop Work Order Statistics Memo

ATTACHMENT A

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 12, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	5280-14
SUBJECT:	2023 SOIL DEPOSIT PERMIT AND STOP WORK ORDER STATISTICS		

The purpose of this memorandum is to provide Mayor and Council with statistical information, as previously directed by Council, related to the number and locations of soil deposit permits, and stop work orders on an annual basis.

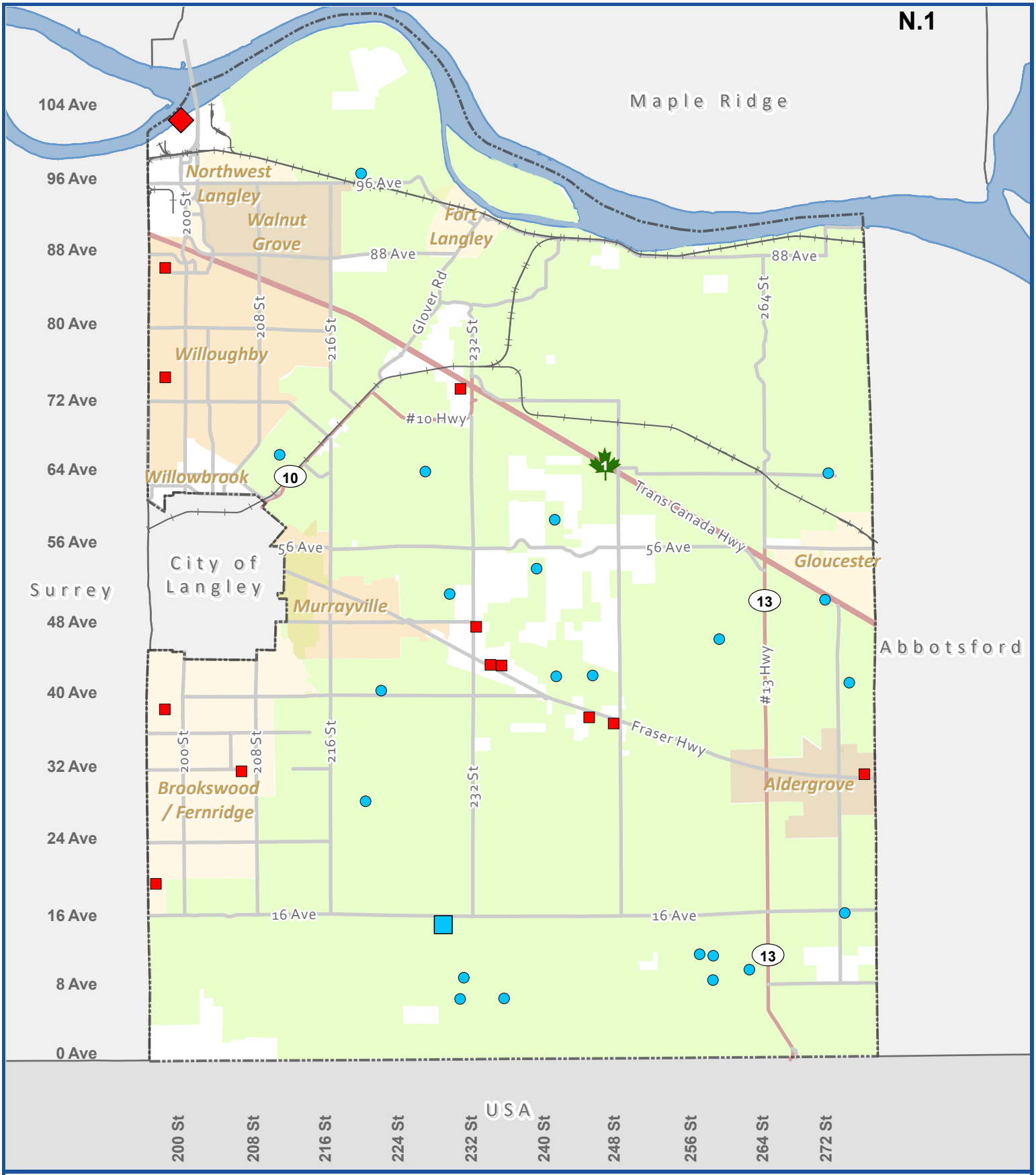
The information provided includes both Agricultural Land Reserve (ALR) and non-Agricultural Land Reserve (non-ALR) properties but does not include any permit extensions that may have been obtained.

The following table summarizes the number of Township soil deposit permits and stop work orders issued in 2023:

	Permits - Volume Less Than or Equal to 600m^3	Permits - Volume More Than 600m^3	Soil Deposit Permits Issued	Stop Work Orders
ALR	22	1	23	56
Non-ALR	12	1	13	14
Total	**34**	**2**	**36**	**70**

ATTACHMENT A 2023 Soil Deposit Permits – Distribution Map

ATTACHMENT B 2023 Stop Work Orders – Distribution Map



2023 - Soil Deposit Permits

Township of Langley BC
Est. 1873

Printed Date: Wednesday, January 10, 2024

The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

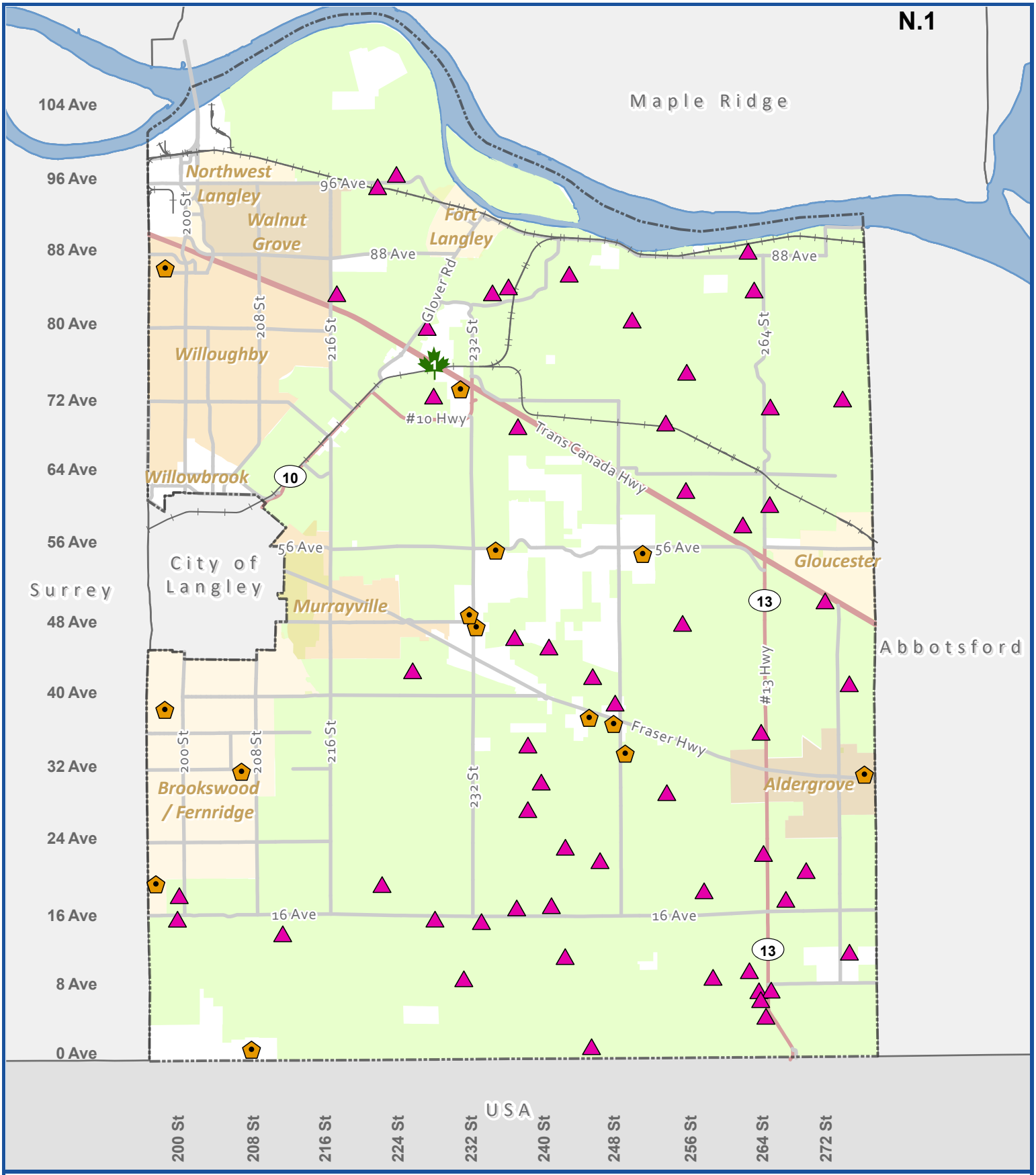
0 2.5 5 Km

Legend

- In ALR, more than 600m³ (1)
- In ALR, less than 600m³ (22)
- Non ALR, more than 600m³ (1)
- Non ALR, less than 600m³ (12)

N

Path: N:\Maps\Standard Maps\Engineering\Misc\Eng_Soil_Deposits\2024_ArcGIS_Pro\2024_ArcGIS_Pro.aprx



2023 - Soil Stop Work Orders Issued

Township of Langley BC
Est. 1873

Printed Date: Tuesday, January 09, 2024

The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

0 2.5 5 Km

Legend

- Soil Stop Work Order - In ALR (56)
- Soil Stop Work Order - Not in ALR (14)

N

Path: N:\Maps\Standard Maps\Engineering\Misc\Eng_Soil_Deposits\2024_ArcGIS_Pro\2024_ArcGIS_Pro.aprx

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 11, 2024
FROM:	ENGINEERING DIVISON AND COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	3900-01-05
SUBJECT:	DETENTION PONDS UPDATE		

The purpose of this memorandum is to update Mayor and Council on the current detention pond design criteria as prescribed in the Subdivision and Development Servicing Bylaw 2019 No. 5382.

Development increases impervious areas, resulting in higher runoff peak flow rates and volumes. If these impacts are not mitigated, they may cause flooding and watercourse erosion downstream. Stormwater detention ponds, which the Township and other local governments have used for many decades, mitigate some of the impacts of land development by storing rainfall runoff and releasing it at a rate that can be conveyed by downstream infrastructure, which can include both municipal pipes and natural watercourses.

Acknowledging that our climate is changing, Council declared a Climate Emergency in 2019 and developed a Climate Action Strategy (CAS) which included, as one of its priorities, ensuring that existing and future detention ponds are functionally optimized and climate change resilient. To align with the CAS, the Township amended its drainage design criteria in the Subdivision and Development Servicing Bylaw in 2019 to include future rainfall projections to a “year-2100 moderate scenario” and to incorporate climate change considerations when determining downstream capacity limitations. As a result, the storage requirements for detention ponds have increased, based on recent estimates, from 70% to over 100%.

Since adopting the new design criteria in 2019, no new detention ponds have been constructed using this standard. Some ponds were grandfathered as they were at various stages in the process when the bylaw was updated. These ponds were designed to the criteria outlined in the Subdivision and Development Servicing Bylaw 2011 No.4861 which used historical rainfall data.

It is appropriate to review design criteria for engineering infrastructure on a regular basis to consider updated data, best practices, and climate change projections.

The 2024 staff workplan already includes completing a comprehensive review of the 2019 Subdivision and Development Servicing Bylaw which is currently targeted for Council’s consideration by the end of 2024. Running concurrently with that process, staff will be completing a standalone review of the 2019 design criteria for detention ponds and bring forward options for Council’s consideration by the end of Q2 in 2024. This will include an updated summary of other design criteria in the Lower Mainland.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MARCH 11, 2024
FROM:	BYLAW, LEGAL, AND STRATEGIC IMPLEMENTATION DIVISION	**FILE NO:**	LSP00018
SUBJECT:	ACCESSIBILITY COMMITTEE RECRUITMENT OPENING MARCH 15, 2024		

The purpose of this memorandum is to provide Mayor and Council with an update on the establishment of a Township of Langley Accessibility Committee, as required under the Accessible BC Act and directed by Council at its Regular Meeting on January 30, 2023.

On June 17, 2021, the Accessible BC Act was passed by the Province of British Columbia. Under the Act, the Township of Langley is required to establish an accessibility committee, an accessibility plan and a public feedback mechanism on accessibility. At its Regular Meeting on January 30, 2023, Council directed staff to establish a Township of Langley Accessibility Committee and on April 17, 2023, Council approved the Terms of Reference for the Township of Langley Accessibility Committee (Attachment A).

The recruitment window for the Accessibility Committee will open on March 15, 2024 and close on April 15, 2024. This will allow one month for potential committee members to submit their application form. Information on the committee and the online application form will be available on the Township webpage, **tol.ca/accessibility**. Advertisements will be placed on social media channels, the Langley newspapers and relevant local organizations will be notified.

As recommended by Disability Alliance BC, a stipend of $50 per committee member, per meeting is available. Applicants can request this stipend during the application process. Budget for stipends will be sourced from the Social Sustainability Strategy implementation budget (maximum $2,000 per year).

Accommodations for the application process and committee participation are available, if needed. For the purpose of this committee, accommodation is defined as a means of preventing and removing barriers that impede people with disabilities from fully participating in a task or environment. Potential applicants may email **accessibility@tol.ca** or call 604-533-6192 for more information or to request an alternate format of the application form.

ATTACHMENT A Township of Langley Accessibility Committee Terms of Reference

TOWNSHIP OF LANGLEY ACCESSIBILITY COMMITTEE

Terms of Reference

1.0 INTRODUCTION

On June 17, 2021, the Accessible BC Act (the Act) was passed by the Province of British Columbia. The Act introduces new accessibility requirements for “prescribed organizations” which, as of September 1, 2022, include local governments. As a prescribed organization, the Township of Langley is required to establish an Accessibility Committee.

1.1 Purpose of the Accessibility Committee

Consistent with the Act, the purpose of the Accessibility Committee is to:

- assist the Township in identifying barriers to individuals in or interacting with the organization
- advise the Township on how to remove and prevent barriers to individuals in or interacting with the organization
- support the development and review of an accessibility plan

The role of the Accessibility Committee is to provide guidance and input. As such, the Committee shall be non-voting and selecting a chair and establishing quorum will not be necessary. For certainty, the Accessibility Committee is not a Committee of Council, Commission, or other body under the Community Charter or the Local Government Act.

1.2 Definitions

Consistent with the Act:

- "disability" means an inability to participate fully and equally in society as a result of the interaction of an impairment and a barrier
- "impairment" includes a physical, sensory, mental, intellectual or cognitive impairment, whether permanent, temporary or episodic

2.0 COMPOSITION OF THE COMMITTEE

The Committee shall consist of a maximum of 10 members. In accordance with the Act, the Committee must, to the extent possible:

- have at least half of the members who are persons with disabilities, or individuals who support, or are from organizations that support, persons with disabilities
- have at least one member who is an Indigenous person
- reflect the diversity of persons and persons with disabilities in BC

As the purpose of the Committee is to consider barriers to individuals in or interacting with the Township, the Committee will, to the extent possible, be comprised of Township staff and volunteers, as well as Township residents or individuals who support or are from organizations that support Township residents with disabilities.

2.1 Recruitment and Selection Process

The Committee recruitment process will be advertised in the local newspapers, on the Township webpage and through the established networks of interested and affected organizations (e.g. non-profit organizations supporting persons with disabilities).

Persons interested in participating on the Committee will be required to submit an application outlining their interest, and how their participation would contribute to the Committee composition goals. The application form will be made available electronically and in paper copy. A selection committee comprised of Township staff will be responsible for selecting the Committee members, with a view of achieving, to the extent possible, the composition goals for the Committee.

The recruitment and selection process will be administered annually, if needed, to fill any vacancies.

2.2 Term Duration

Each term will be a maximum of two years in duration. Committee members may reapply for a subsequent term after each two-year term.

3.0 ADMINISTRATIVE ITEMS

3.1 Meeting Frequency

The Committee will meet approximately four times a year. The Committee may meet more frequently when supporting the work to prepare or review of an accessibility plan.

3.2 Reporting

Each year, Township staff will prepare for Council's information an annual report on the work of the Committee.

3.3. Staff Support

Township staff will support the Accessibility Committee by:

- scheduling the meetings and preparing the agendas
- attending the meetings to facilitate the discussion, provide technical advice and obtain input
- preparing summary notes of meetings
- preparing an annual report on the work of the Committee

3.4 Code of Ethics

Committee members will be required to sign the *Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees.*

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

February 14, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
G. Abreo, (Community Co-Chair)
Councillor T. Baillie (Council Co-Chair)
Councillor M. vanPopta (Council Co-Chair)

E. Barbour, A. Bayona, S. Cook, R. Jhaj, and T. Taylor

Guest:
G. Drew

Staff:
R. Stare, Director, Recreation
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

G. Abreo acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – February 14, 2024

Moved by T. Taylor,
Seconded by E. Barbour,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the February 14, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – January 10, 2024

Moved by T. Taylor,
Seconded by E. Barbour,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the January 10, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Greg Drew

Greg Drew appeared as a delegation to speak to the committee about future planning for a pool in Willoughby. He stated that when a pool is ultimately built that it should be a 50-metre pool to allow for proper competitions and events. He noted that the population is growing and that a 37.5 metre pool will not be large enough. He suggested building a facility large enough to accommodate a warmup pool, which in turn would allow for hosting international events. He asked for the pool user groups to be included in future planning.

Discussion ensued and the committee suggested that past employees and experienced lifeguards also be included in future planning.

D. REPORTS

1. Council Co-Chairperson's Report

G. Abreo reported that the Volunteer Awards Task Force will be meeting soon.

Councillor Baillie provided a report on "Toque Tuesday" hockey event which was held at the Langley Events Centre to raise awareness for homelessness. He noted that 1000 pairs of socks were collected from the Vancouver Giants who had a "Sock Toss" at a recent game. Firefighters served hot dogs and hot chocolate and local organizations who help the unhoused provided information about the services they provide.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Draft 2024 Work Plan

The Committee reviewed the draft 2024 Work Plan. It was suggested to include a Community Centre in the annual Parks Tour and to have more updates regarding the Firefighters vs. RCMP Water Battle, and Canada Day Events. Discussion ensued regarding the committee having an update on salishan Place By the River.

MOTION
Moved by A. Bayona,
Seconded by T. Taylor,
That the Recreation, Culture, and Parks Advisory Committee endorse the draft 2024 Work Plan, as amended.
CARRIED

F. WORK PROGRAM

COUNCIL
Moved by S. Cook,
Seconded by A. Bayona,
That the Recreation, Culture, and Parks Advisory Committee recommends that Council approve the Recreation, Culture, and Parks Advisory Committee draft 2024 Work Plan, presented as Attachment A.
CARRIED

COUNCIL
Moved by T. Taylor,
Seconded by A. Bayona,
That the Recreation, Culture, and Parks Advisory Committees recommends that Council ask staff to provide an update to the Recreation, Culture, and Parks Advisory Committee on salishan Place By the River.
CARRIED

G. COUNCIL REFERRALS

H. ADOPTION OF CLOSED MINUTES

1. Recreation, Culture, and Parks Advisory Committee – January 10, 2024 Closed Meeting

Moved by T. Taylor,
Seconded by R. Jhaj,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the January 10, 2024 Closed meeting.
CARRIED

I. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. RCPAC Photo

A photo was taken of the committee for the Township website.

J. NEXT MEETING

Date: March 13, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

K. TERMINATE

Moved by A. Bayona,
Seconded by R. Jhaj,
That the meeting terminate at 8:26pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

A Action Required
D Delegation
P Presentation
R Report
R/F Review / Feedback
U Staff/Rep Update

Township of Langley
Est. 1873

Recreation, Culture, and Parks Advisory Committee 2024 Work Program

General Committee Work

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Orientation	P								
Election of Community Co-Chair	A								
2024 Final Report									A
Work Program *Approve and appoint liaison roles*	R&F A	R&F A							
Conferences *BCRPA 2024 annual conference. Selection of 1 member to attend and to provide report to committee.*			R/F	A	U				
Fees and Charges *Staff update re: 2024/2025 fees and charges*				U					

Projects, Programs and Events

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Youth Programs and Services *Youth week, first week in May*				P R/F					
Seniors Programs and Services *Seniors week, second week in June*					P R/F				
Adult Programs and Services							P R/F		
Parks Tour						P			
Canada Day Events				U	U		U		
Cultural Programs									P U
Library Services *FVRL annual update*								P U	
Langley Walk *First Sunday in May*				U					
Firefighters vs. RCMP Water Battle			U	U	U	U			
Terms of Reference Review			R/F						
Township of Langley Christmas Events								U	

Township of Langley
Est. 1873

A Action Required
D Delegation
P Presentation
R Report
R/F Review / Feedback
U Staff/Rep Update

Recreation, Culture, and Parks Advisory Committee 2024 Work Program

Annual Task Forces

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Langley Awards *Appointment of 3 representatives and subsequent updates* *Pete Swensson Outstanding Community Youth* *Eric Flowerdew Volunteer of the Year* *John & Muriel Arnason Volunteers of the Year* ***Selection Task Force*** *Staff: C. Naples* *Committee Representatives: G. Abreo, S. Cook, and T. Taylor*	A		U	U					

Community Liaisons

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
ADHOC Groups *Appointment of representatives and subsequent updates* ***Langley Outdoor Sports Advisory Group (LOSAG)*** *Staff: T. Bucker* *Committee Representative: G. Sarhan*	A	Updates to be provided following meetings.							
Museum Advisory Group *Staff: R.Schmidt* *Committee Representative:A. Bayona*	A	Updates to be provided following meetings.							

Township of Langley

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SITTING OF THE PARCEL TAX ROLL REVIEW PANEL TO CONSIDER THE 2024 PARCEL TAX ROLL MINUTES

Wednesday, February 21, 2024 at 3:00pm
Yorkson Creek Meeting Room
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT:
Councillor T. Baillie
Councillor S. Ferguson
Councillor K. Richter

STAFF:
Kim Kenward, Municipal Collector
Ryan Veitch, Utilities Operations Superintendent
Richard Welfing, Engineering Services Manager
Wendy Bauer, Township Clerk

A. APPOINTMENT OF A CHAIR

Councillor Richter was appointed Chair of the 2024 Parcel Tax Roll Review Panel. The meeting was called to order.

B. ADOPTION AND RECEIPT OF AGENDA ITEMS

Regular Council Meeting – February 21, 2024

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the Review Panel adopt the agenda and receive all agenda items of the of the Parcel Tax Roll Review Panel Meeting of February 21, 2024.
CARRIED

C. SUBMISSION BY ANY PERSONS PRESENT CONCERNING THE ROLLS

No submissions received.

D. PRESENTATION OF CORRESPONDENCE RECEIVED CONCERNING THE ROLL

No correspondence received.

E. RESOLUTION OF THE PARCEL TAX ROLL REVIEW PANEL TO AMEND THE ROLL, IF REQUIRED

The Manager, Revenue & Taxation advised that there were no amendments to be made to the Rolls for 2024.

F. INITIALLING OF AMENDMENTS ON THE ROLL IN RED INK AND SIGNING OF THE ROLL

There were no amendments made to the Rolls for 2024.

G. RESOLUTION OF THE PARCEL TAX ROLL REVIEW PANEL TO CONFIRM AND AUTHENTICATE THE ROLL (AS AMENDED, IF REQUIRED)

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the Parcel Tax Roll Review Panel confirms and certifies the Parcel Tax Assessment Roll, as presented.
CARRIED

H. SIGNING OF CERTIFICATE OF AUTHENTICATION BY THE PARCEL TAX ROLL REVIEW PANEL MEMBERS

The Certificate of Authentication was signed by the Panel Members.

I. TERMINATE

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the meeting terminate at 3:04pm.
CARRIED

CERTIFIED CORRECT:

Kim Richter

Chair, Councillor Richter

Township of Langley

Est. 1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2024 PARCEL TAX ROLL CERTIFICATE

This parcel tax roll (or this parcel tax roll as amended) for the following Bylaw is hereby confirmed by the Parcel Tax Roll Review Panel of the Corporation of the Township of Langley, and, except as may be amended on further appeal, is hereby certified to be the parcel tax roll for the below purposes.

2024 Parcel Tax Roll

Roll Bylaw No.	Description	No. of Parcels	Total Actual Frontage Meters	Total Taxable Frontage meters
5825	Sanitary Sewer	12	326.79 Meters	311.92 Meters

Dated February 21, 2024

Tim Baillie, Councillor

Steve Ferguson, Councillor

Kim Richter, Councillor

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, February 21, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
Councillor T. Baillie, Council Co-Chair
S. Baker, Community Co-Chair

S. Bennett, S. Hedao, K. Ludlam, A. Nierop, S. Soheili, S. Tingley

In Attendance:
A. Chin, Fraser Health

Staff:
A. Jensen, Manager, Strategic and Social Planning
M. Gunn, Planner
C. Quin, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Hedao acknowledged the Traditional Territories of the Coast Salish Peoples.

Code of Ethics Signing

Members to signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".*

Election

S. Baker nominated S. Soheili to be the Community Co-Chair for 2024.
S. Hedao seconded the nomination.

S. Soheili nominated S. Baker to be the Community Co-Chair for 2024.
S. Hedao seconded the nomination.

S. Baker was elected Community Co-Chair for 2024 and assumed the position of Chair.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – February 21, 2024

Moved by S. Bennett,
Seconded by K. Ludlam,

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

That the Seniors Advisory Committee approve the agenda and receive the agenda items of the February 21, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – December 20, 2023

Moved by S. Bennett,
Seconded by S. Hedao,
That the Senior Advisory Committee adopt the minutes of the December 20, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Council Co-Chair Report

Councillor Baillie provided a report regarding his concerns with raising numbers of seniors who are unhoused. He continues to research for the growing need of non-profit senior facilities. Many seniors do not have assets to sell, to afford housing suitable housing in their senior years.

Discussion continued regarding the alarming need for senior affordable housing today and the huge concern that the need is growing exponentially. The report titled “Aging in Uncertainty – the Growing Housing Crisis for BC Seniors“, was suggested as a good read and would be circulated to the SAC members.

It was suggested that the Seniors Advisory committee make recommendations to Council to establish a task force for fast-tracking senior affordable housing. If a task force was to be initiated, S. Hedao and K. Ludlam would like to help initiate such a task force.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Orientation to the SAC

A. Jensen provided a presentation to the members regarding the Senior Advisory Committee’s outline, introduction, terms of reference, strategies and action plans, highlights, past year activities, and draft 2024 work program.

F. WORK PROGRAM

A. Jensen reviewed the SAC Terms of Reference, the Township's Age- and Dementia-friendly Action Plan, and the SAC's 2023 Work Plan to the members.

2. 2024 Work Plan

A.Jensen provided the draft 2024 Work Plan to the members and presented an overview of each of the items. Discussions ensued as follows:

- It was suggested that speakers be invited to present to help facilitate a more in depth discussion on a few of the items.
- Staff review the census for data to identify relevant data and trends specific to the Township of Langley, and can review to identify issues related to seniors.
- Working with food banks could offer a Seniors day/morning, as this would benefit social engagement.
- SAC suggested reaching out to United Way to present to the Committee.
- SAC suggested that developers adapt to universal accessibility practices.
- Translink does do a good job at noting mobility concerns with buses and Skytrain.
- A. Jensen suggested SAC could look for organizations to help with promoting awareness and information sharing.
- Suggestion was made to encourage smaller neighbourhoods to initiate wellness checks for seniors.
- BC Seniors Week is approaching and this is good opportunity to highlight ongoing concerns.

S. Baker suggested for the members discuss and prioritize the items. The prioritized items are as follows:

1. Item 5
2. Item 3 and Item 4
3. Item 8 and Item 9
4. Item 6 and Item 7
5. Item 1 and Item 2

MOTION
Moved by S. Bennett,
Seconded by S. Hedao,
That the Seniors Advisory Committee endorse the draft 2024 Work Plan, as amended.
CARRIED

COUNCIL
Moved by K. Ludlam,
Seconded by S. Soheili,
That the Seniors Advisory Committee recommends that Council approve the draft 2024 Work Plan, presented as Attachment A.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Terms of Reference

A. Jensen reviewed the Seniors Advisory Committee Terms of Reference.

2. Age- and Dementia-friendly Action Plan

A. Jensen reviewed the Age- and Dementia-friendly Action Plan.

3. 2023 Work Plan

A. Jensen provided a summary of the 2023 Work Plan.

4. 2024 Meeting Schedule

Provided for information.

5. 2024 Membership List

Provided on table.

6. SAC Photo

SAC members decided to postpone photo for next meeting.

I. NEXT MEETING

Date: Wednesday, March 20, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by S. Soheili,
Seconded by A. Nierop,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Seniors Advisory Committee
2024 Work Plan

This document outlines the projects that the Seniors Advisory Committee (SAC) intends to undertake in 2024. In keeping with Committee's Terms of Reference, engagement in these projects may include exchanging information, supporting strategic planning, making recommendations to Council, and providing input to Township staff.

2024 Work Program

PRIORITY AREA 1: HOUSING

Housing and Homelessness

- Identify the housing needs of seniors and review available community supports including an assessment of gaps and barriers to finding suitable housing.

PRIORITY AREA 2: BELONGING

Aging in place

- Explore gaps and barriers to successful aging at home through a lens of Universal Design practices and adaptable housing requirements.

Social Isolation

- Continue to explore opportunities to address social isolation and mental health well-being through initiatives such as intergenerational activities.

PRIORITY AREA 3: COMMUNITY RESOURCES

Age-Friendly Communication

- Explore opportunities to promote ageism awareness or celebrate aging and the contributions of older adults.
- Identify opportunities for inter-committee communications and information-sharing with community organizations.
- Raise awareness of TOL services providing support for seniors.

Information and Technology

- Identify opportunities to overcome the challenges faced by seniors accessing digital technologies (i.e., accessing government services and supports, medical appointments, community supports).

PRIORITY AREA 4: MOBILITY AND SAFTEY

Transportation Mobility and Access

- Continue to provide input into the challenges of navigating TOL through a consideration of mobility and access across a range of transportation modes (i.e., walking, public transit, automobile, parking, mobility scooter, etc.)

Safety and Security

- Identify concerns of safety and security for seniors in the community.
- Provide feedback on needs of seniors in extreme weather events.

PRIORITY AREA 5: HEALTHY LIVING

Health and Well-being

- Review challenges experienced by seniors when seeking social and health services.
- Explore opportunities to address food insecurity among older adults.

Employment for Older Adults

- Explore strategies and actions to encourage the hiring and retention of older workers.